



14 Pedlars Grove
Frome
Somerset
BA11 2SL

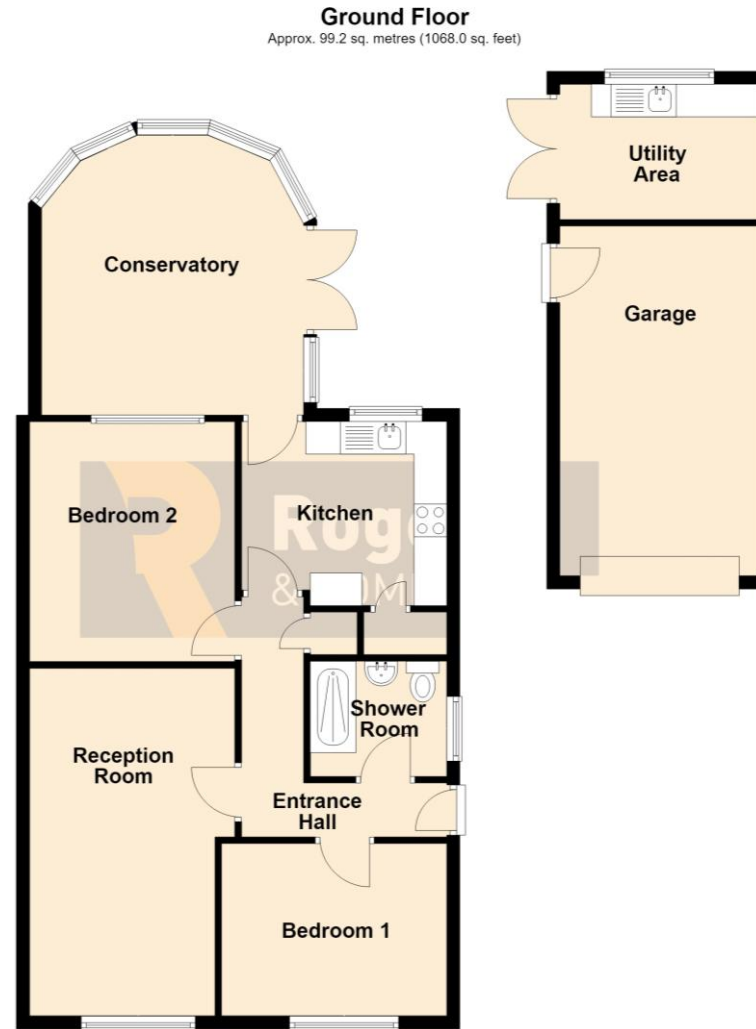
Guide Price £315,000

A well-maintained two bedroom semi-detached bungalow situated on the popular Packsaddle development. Built in the late 1960s the property has been cared for throughout and offers an excellent opportunity for a purchaser to modernise and improve the interior to their own taste.

The accommodation comprises two well-proportioned bedrooms, a shower room, a generous living room and a separate kitchen. To the rear a spacious conservatory provides additional living space and offers direct access to the rear garden.

Externally the property benefits from a single garage with a separate utility area along with a private driveway providing parking for 2-3 vehicles.

Further benefits include gas central heating, double glazing and the significant advantage of being offered for sale with no onward chain.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- Well-Maintained Semi-Detached Bungalow
- Situated On The Popular Packsaddle Development
- Two Well-Proportioned Bedrooms
- Generous Living Room And Separate Kitchen
- Spacious Conservatory With Access To The Garden
- Generous Rear Garden Providing Excellent Outside Space
- Single Garage With Separate Utility Area
- Driveway Parking For Approximately 2-3 Vehicles
- Gas Central Heating And Double Glazing
- Offered For Sale With No Onward Chain

- Reception Room – 17' 6" (5.33m) x 6' 7" (2.00m)
- Bedroom 1 – 11' 0" (3.35m) x 8' 8" (2.64m)
- Bedroom 2 – 12' 1" (3.68m) x 10' 11" (3.33m)
- Shower Room – 6' 10" (2.09m) x 5' 9" (1.76m)
- Kitchen – 10' 4" (3.14m) x 9' 3" (2.82m)
- Conservatory – 13' 5" (4.09m) x 13' 2" (4.01m)
- Garage – 17' 7" (5.36m) x 10' 0" (3.05m)
- Utility Area – 10' 0" (3.05m) x 6' 10" (2.07m)





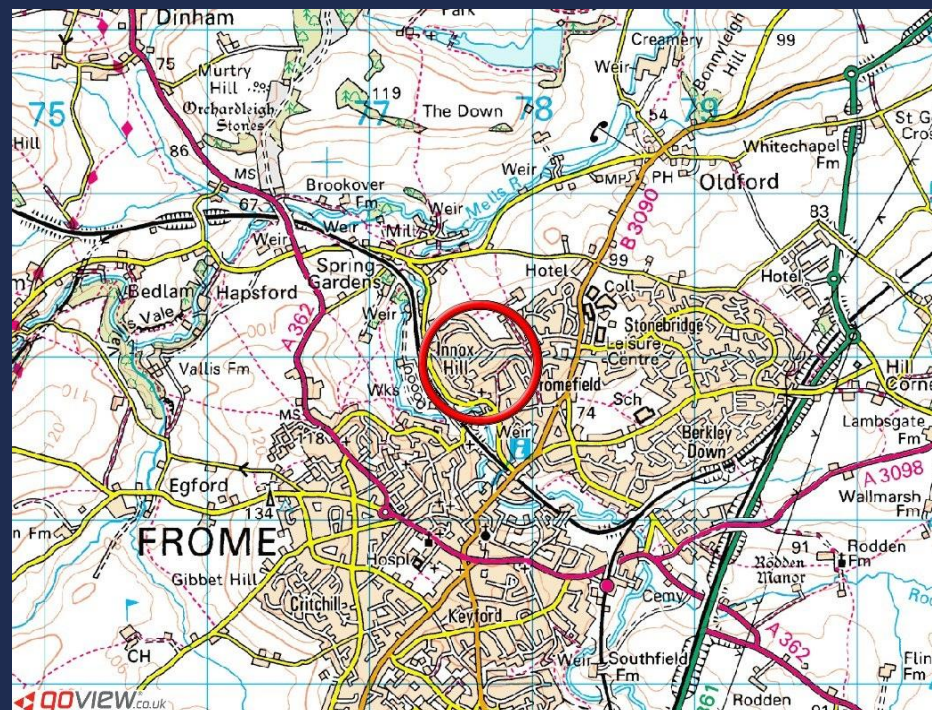
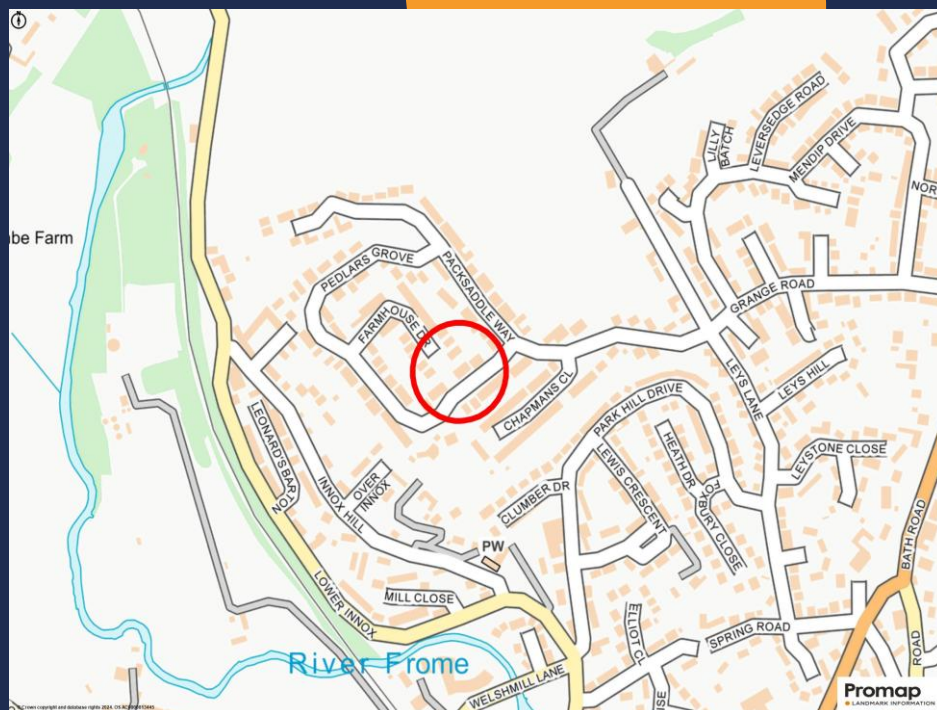
AWAITING EPC

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The tenure is freehold

All Main Services are connected

The Council Tax Band is C and is charged at £2,388.16 for 2026/27



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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