

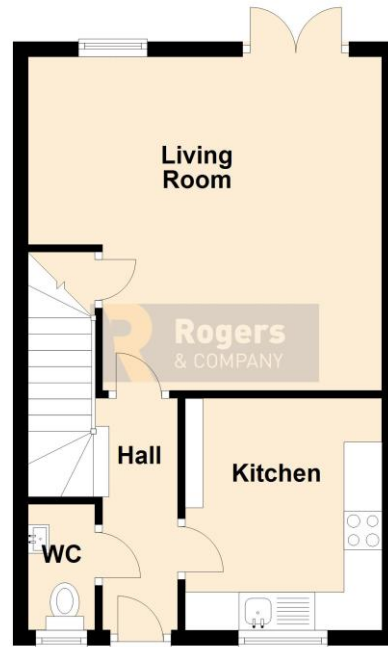


21 Newington Close,  
Frome  
Somerset  
BA11 1HW

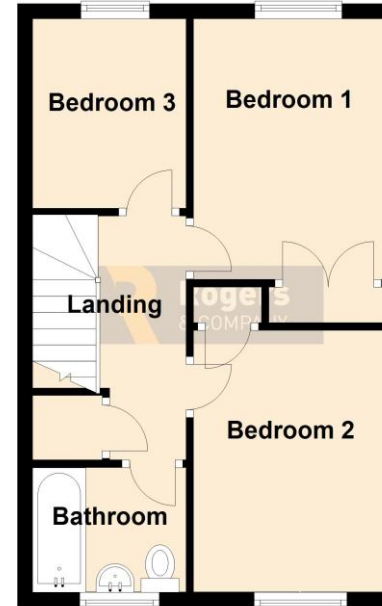
Guide Price £299,950

A well presented three bedroomed house situated in a nice quiet spot of this popular cul-de-sac within a stone's throw of Victoria Park and the town centre. With a practical layout which includes entrance hallway with cloakroom and access to the spacious kitchen with a modern units, ample workspace and integrated oven and hob. The sitting room is at the rear with plenty of space for a dining table and handy under stairs storage and french doors onto the garden. Upstairs you will find two good sized double bedrooms and a sensible third, along with a modern bathroom with shower over bath. The garden has been landscaped and is a really nice private entertaining space with patio area and a gate to the parking space and garage.

**Ground Floor**  
Approx. 35.1 sq. metres (378.1 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.2 sq. feet)

#### 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 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.*



- 755 Sqft End Terrace House
- In A Nice Quiet Position Within The Estate
- A Stones Throw From Victoria Park
- Close To The Town Centre
- Three Bedrooms
- Living/Dining Room With Doors To The Garden
- Modern Fitted Kitchen, Bathroom & Cloakroom
- Pretty Enclosed Garden
- Gas Central Heating & Double Glazed Windows
- Single Garage With Space To Park in Front

- Living Room – 15' 3" (4.66m) x 14' 5" (4.39m)
- Hall – 6' 5" (1.97m) x 5' 9" (1.76m)
- Kitchen – 10' 0" (3.05m) x 8' 6" (2.59m)
- WC – 5' 5" (1.66m) x 2' 11" (0.88m)
- Bedroom 1 – 11' 3" (3.43m) x 8' 4" (2.54m)
- Bedroom 2 – 11' 4" (3.44m) x 8' 4" (2.54m)
- Bedroom 3 – 8' 2" (2.49m) x 6' 6" (1.98m)
- Landing – 10' 7" (3.21m) x 6' 7" (2.02m)
- Bathroom – 6' 7" (2.02m) x 5' 5" (1.64m)



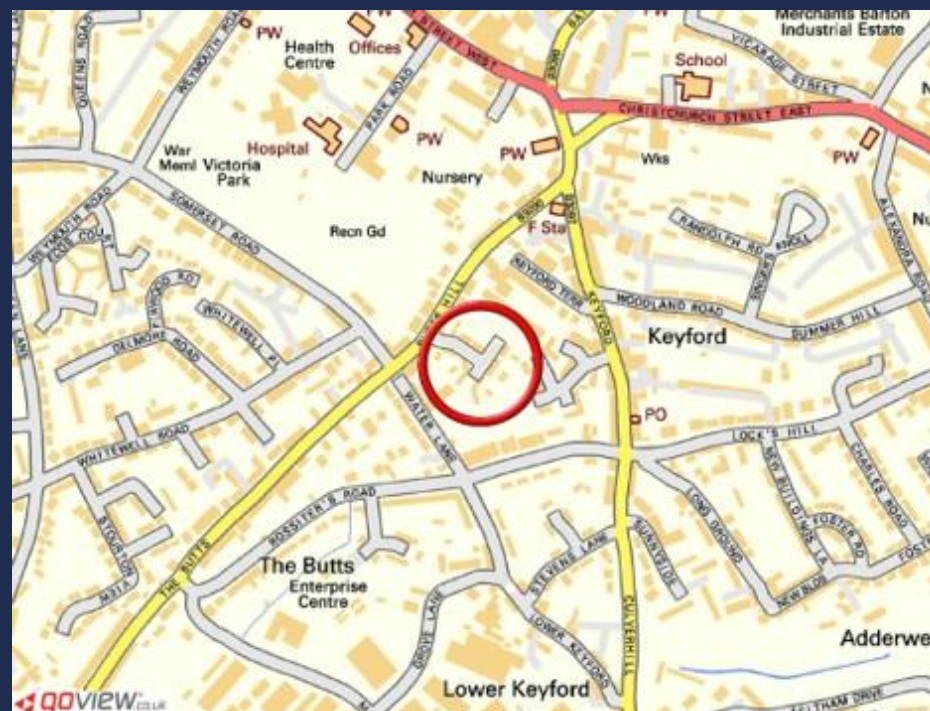
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 21 Newington Close Frome BA11 1HW

The tenure is freehold with an annual development charge of approximately £184.00

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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