



Flat 2
17 Bath Street
Frome
Somerset
BA11 1DN

Guide Price: £195,000

A 537 Sqft one-bedroom ground floor apartment forming part of this exclusive town centre development, ideally positioned just moments from the heart of Frome and its excellent range of independent shops, cafés and amenities.

Beautifully bright and impeccably presented, this apartment was comprehensively refurbished and sympathetically redeveloped in 2025 by a highly regarded local developer with exceptional attention to detail evident throughout.

The stylish fitted kitchen and contemporary bathroom are complemented by elegant, high-quality finishes, creating a home that is both sophisticated and ready to move straight into. Offering the perfect combination of quality, character and convenience. This is town centre living at its finest.

Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 50.0 sq. metres (537.9 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.

- 537 Sqft Ground Floor One Bedroom Apartment
- Luxury Conversion In The Town Centre
- Impressive Victorian Sash Windows With Secondary Glazing
- Double Bedroom
- L Shaped Living/Dining/Kitchen Area
- Electric Eco Radiators
- Utility Space With Pressurised Hot Water Cylinder
- Modern Fitted Kitchen And Bathroom With Shower Over The Bath
- Refurbished And Redeveloped In 2025
- Set In The Heart Of The Town Centre

- Living Area 17' 10" (5.44m) x 7' 9" (2.36m)
- Kitchen Area 16' 0" (4.88m) x 5' 6" (1.68m)
- Bedroom 12' 5" (3.78m) x 8' 7" (2.62m)
- Bathroom 7' 8" (2.34m) x 6' 5" (1.96m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	50 E
21-38	F		
1-20	G		

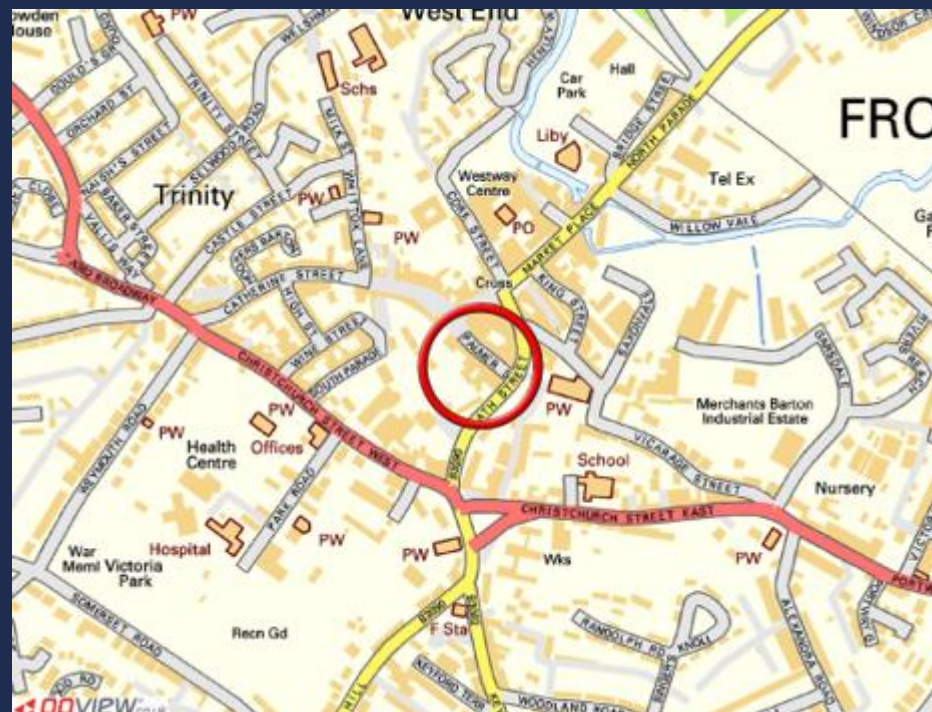
Flat 2 17 Bath Street Frome Somerset BA11 1DN



The tenure is leasehold with a 999 year lease and a peppercorn ground rent. All 5 Individual leaseholders will have responsibility and control of the maintenance company with a share of the freehold. The monthly charge is currently £90 which includes building insurance, communal lighting, alarm servicing, communal cleaning, external window cleaning, management charges and contributions to a sinking fund.

Electricity, mains water & drainage are connected.

The Council Tax Band is A and is charged at £1791.11 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

Rogers
& COMPANY