



7 Elliott Close
Frome
Somerset
BA11 2JL

Guide Price: £275,000

A well-proportioned 737 Sqft semi-detached bungalow, occupying a peaceful position in one of the town's most sought-after cul-de-sacs and a level walk into the centre of the town.

The Bungalow has been enhanced recently with decoration throughout, modern kitchen units, along with an integrated oven, hob, extractor, and flooring.

An entrance hall leads to a spacious living room, a separate kitchen, and a bright conservatory overlooking the south-westerly rear garden, providing an excellent additional reception space. There are two generous double bedrooms and a white bathroom suite with a shower enclosure.

Outside, the property benefits from a driveway providing off-road parking, a garage, an attractive front garden, and an enclosed rear garden.

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 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-Proportioned 737 Sqft Semi-Detached Bungalow Offering Plenty Of Natural Light
- Peacefully Positioned In One Of The Town's Most Sought-After Cul-De-Sacs
- Spacious Living Room
- Two Generous Double Bedrooms
- Separate Kitchen With Modern Units With An Oven/Hob And Ample Storage
- Bright Conservatory Overlooking The Garden
- Modern Shower Room
- Enclosed Rear South-Westerly Facing Garden
- Garage And Driveway Providing Off-Road Parking
- Gas Central Heating

- Entrance Hall – 11' 0" (3.35m) x 6' 7" (2.00m)
- Living Room – 16' 11" (5.16m) x 10' 8" (3.25m)
- Garden Room – 16' 9" (5.12m) x 5' 10" (1.78m)
- Kitchen – 11' 0" (3.35m) x 8' 8" (2.64m)
- Shower Room – 7' 8" (2.34m) x 6' 5" (1.96m)
- Bedroom 1 – 12' 3" (3.73m) x 9' 2" (2.79m)
- Bedroom 2 – 10' 11" (3.33m) x 9' 0" (2.74m)
- Garage – 16' 3" (4.95m) x 8' 2" (2.49m)



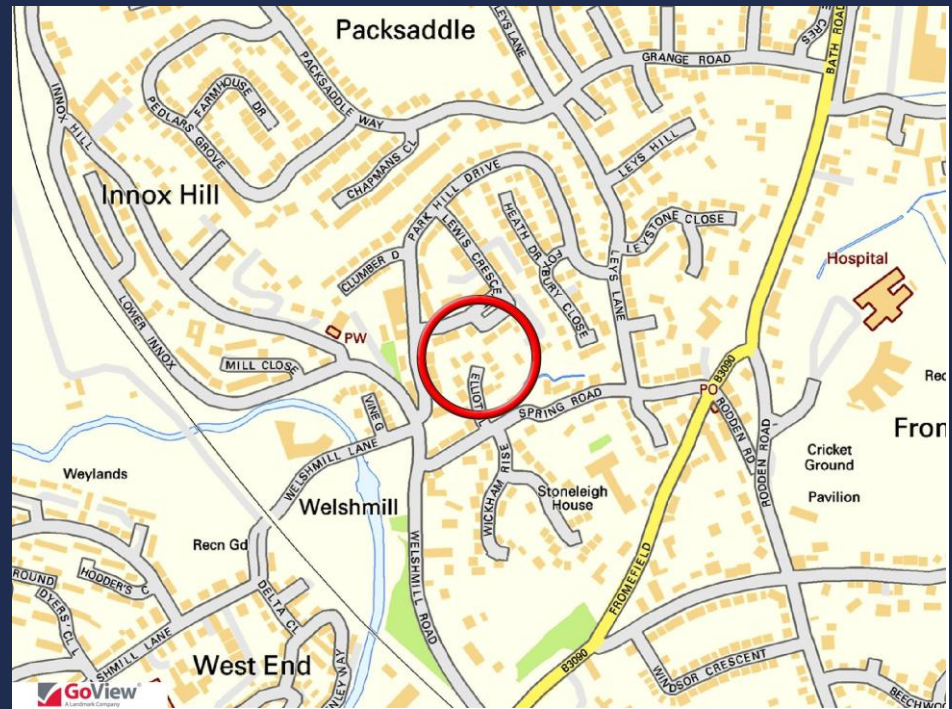
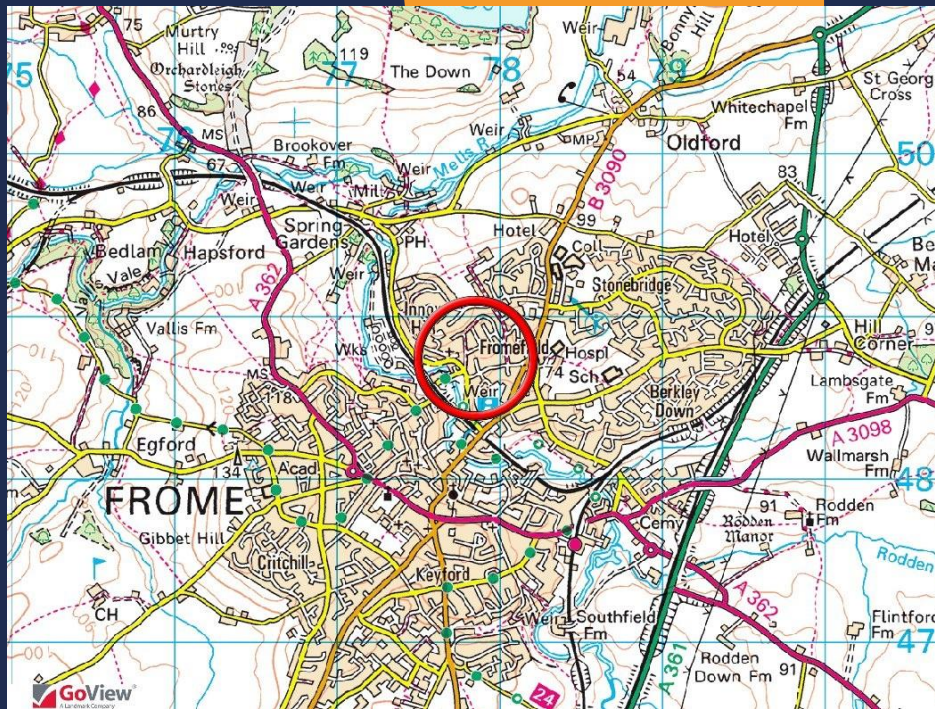


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The tenure is freehold

Gas, water, mains drainage and sewerage are connected at the property

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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