



20 Forest Road
Frome
Somerset
BA11 2TG

Guide Price £245,000

A 737 Sqft three-bedroom terraced house, situated on a quiet pedestrianised street on the Bath side of town.

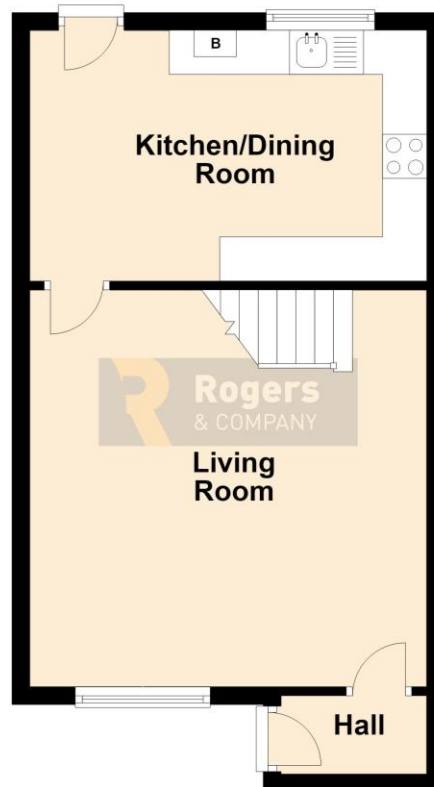
Accommodation includes a spacious living room which leads into the kitchen diner. Upstairs there are three well-proportioned bedrooms and a family bathroom.

The property further benefits from an enclosed, low-maintenance garden, two tandem parking spaces double glazing, and gas-fired central heating.

Ideally located close to a range of local amenities, including schools, the sports centre and a parade of retail facilities, this attractive home offers convenient living in a desirable residential location.

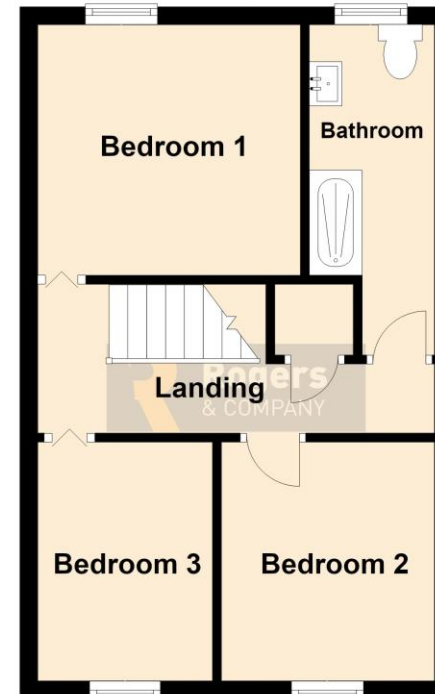
Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 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.



- 737 Sqft Three Bedroom Terraced House
- Quiet Pedestrianised Street On The Popular Bath Side Of Town
- Spacious Living Room Leading Through To The Kitchen/Diner
- Three Well-Proportioned Bedrooms To The First Floor
- Separate Family Bathroom
- Enclosed, Low-Maintenance Garden To The Rear
- Two Tandem Parking Spaces Providing Convenient Off-Road Parking
- Double Glazing And Gas Central Heating
- Close To Local Schools, Sports Centre And Retail Amenities
- Offered For Sale With No Onward Chain

- Living Room – 14' 9" (4.50m) x 14' 9" (4.50m)
- Kitchen/Dining Room – 14' 9" (4.50m) x 9' 4" (2.84m)
- Bedroom 1 – 9' 9" (2.98m) x 9' 4" (2.84m)
- Bedroom 2 – 8' 11" (2.71m) x 7' 11" (2.42m)
- Bedroom 3 – 8' 11" (2.71m) x 6' 6" (1.98m)
- Bathroom – 12' 3" (3.75m) x 4' 8" (1.42m)



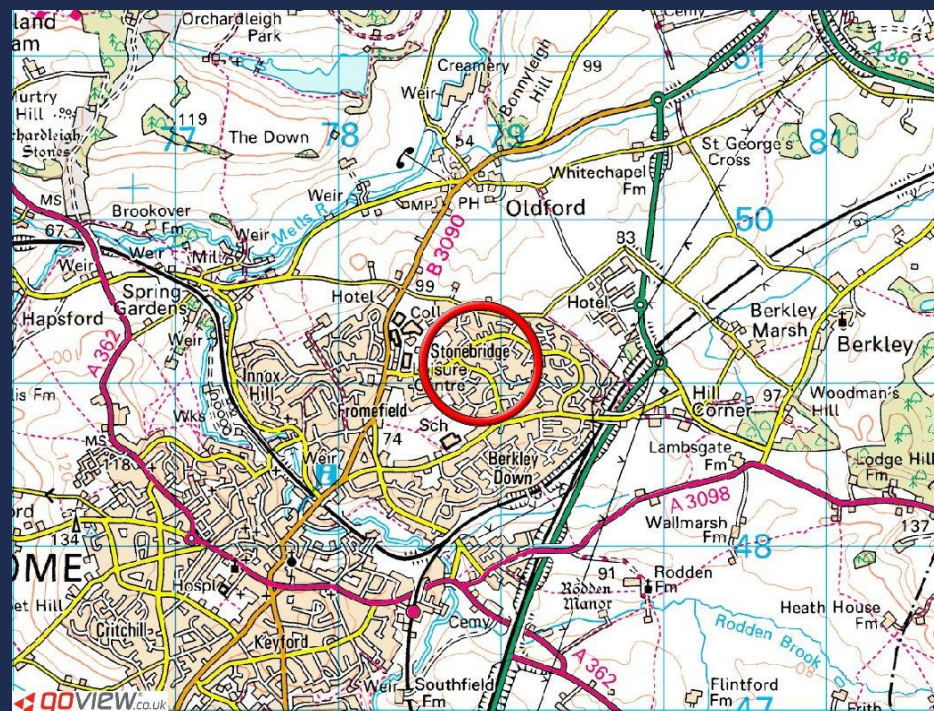
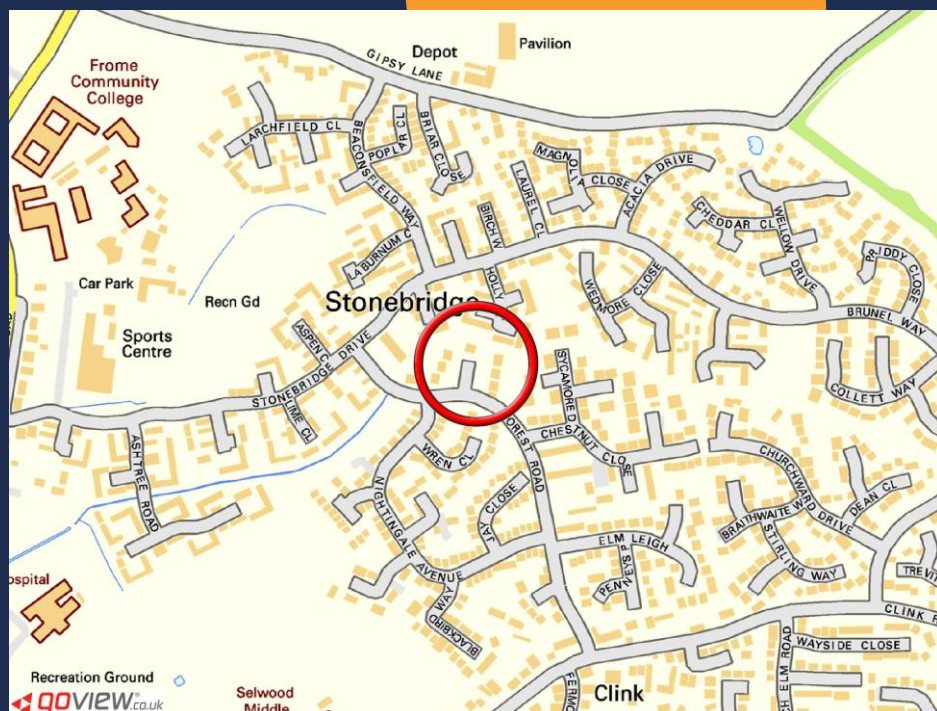
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The Council Tax band is B and is charged at £2,089.62 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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