



13 High Street Frome BA11 1ER

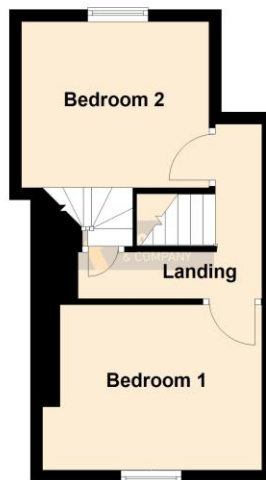
Guide Price £350,000

A beautifully presented period cottage located in the heart of the conservation area on the doorstep of Catherine Hill. Lovingly renovated by the current owner with modern kitchen and bathroom fittings along with a modern gas fired combination boiler and double glazed windows. The accommodation is arranged over 2 ½ floors & has three sensible sized bedrooms with a beautiful courtyard garden at the rear. The kitchen has enough space to sit and the living room has an open fireplace. The décor is immaculate along with all the flooring. For those looking to live on a quiet, pretty street in the town centre, it doesn't get much better than this.

Ground Floor
Approx. 29.6 sq. metres (318.1 sq. feet)



First Floor
Approx. 26.2 sq. metres (282.5 sq. feet)



Second Floor
Approx. 12.6 sq. metres (135.8 sq. feet)



Total area: approx. 68.4 sq. metres (736.4 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.



- 726 Sqft Period Cottage
- Set In A Quiet Little Terrace Just Off Catherine Street
- A Short Walk From The Town Centre
- Beautifully Presented Throughout
- Modern Fitted Kitchen & Contemporary Downstairs Bathroom
- Three Bedrooms
- Living Room, Kitchen/Dining Room & Rear Lobby
- Double Glazed Windows
- Gas Central Heating With A Modern Combination Boiler
- Pretty Cottage Style Courtyard

- Living Room 11' 4" (3.45m) x 10' 11" (3.33m)
- Kitchen/Dining Room 9' 10" (3m) x 9' 9" (2.97m)
- Bathroom 7' 3" (2.21m) x 4' 8" (1.42m)
- Bedroom One 11' 10" (3.61m) x 8' 8" (2.64m)
- Bedroom Two 9' 9" (2.97m) x 9' 6" (2.9m)
- Bedroom Three 11' 4" (3.45m) x 9' 10" (3m) average



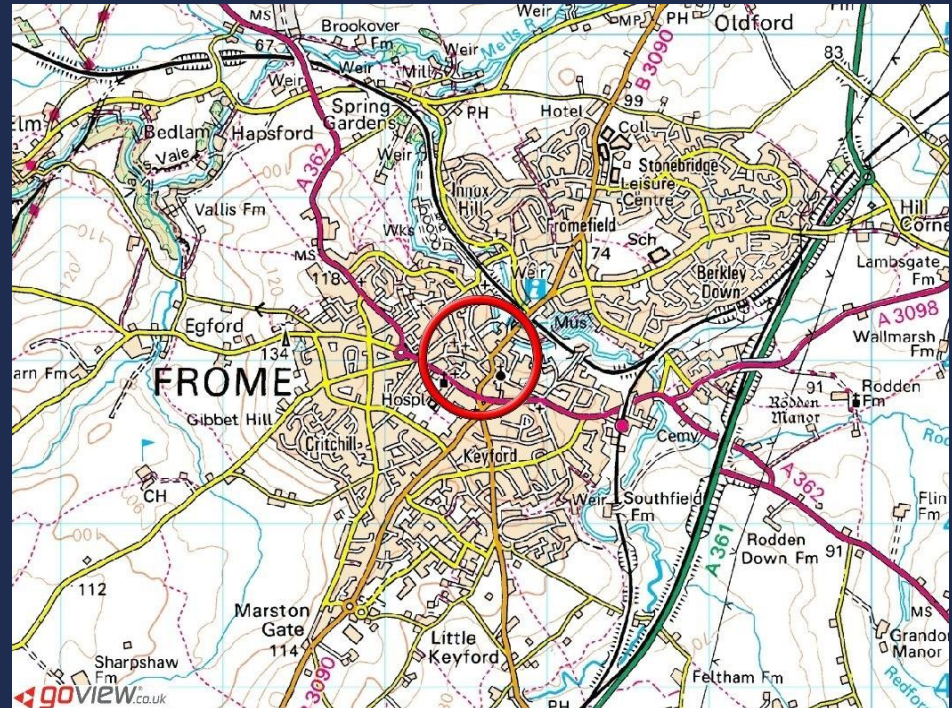
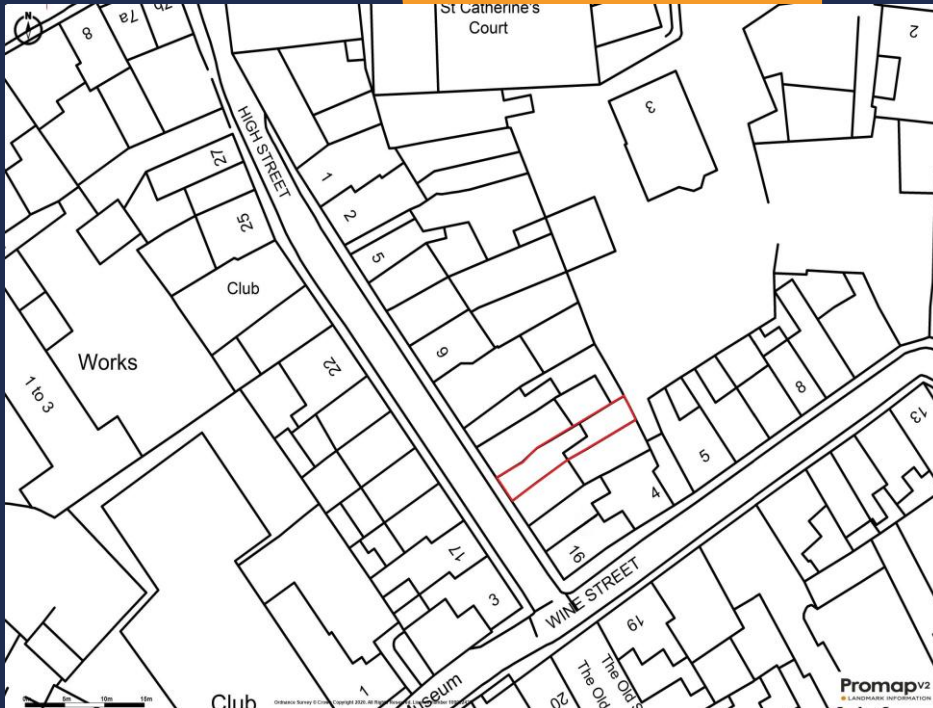
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure Is Freehold

All Main Services Are Connected

The Council Tax Band is A and is Charged at £1,791.11 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

