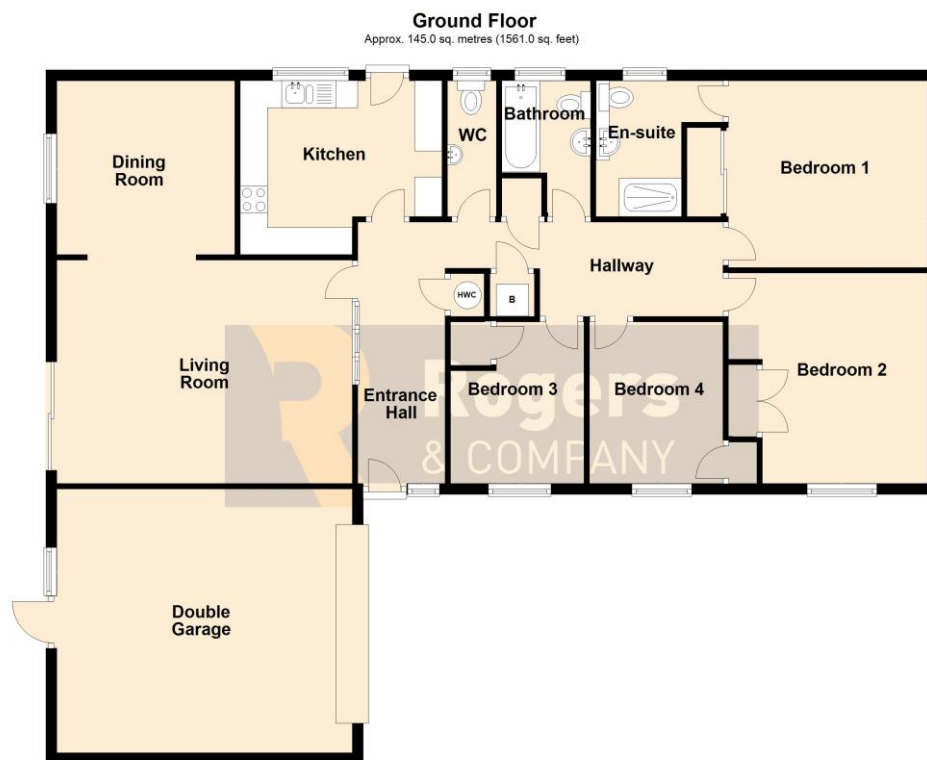




23 Collett Way  
Frome  
BA11 2XR

Guide Price £550,000

An executive detached bungalow located in a sought after cul-de-sac built by Prowting Homes in the mid 1980's. Having recently installed some fantastic energy saving measures including a state of the art central heating system with an air source heat pump complimented with Solar PV panels and Solar water heating. The layout of these properties are terrific with sensible sized living rooms with sliding patio doors out to the private West Facing garden. There is a separate dining area and the kitchen has plenty of fitted units and space for all the usual appliances. There are four bedrooms, which because of the single storey nature of a bungalow, you can use these rooms for whatever you want, from studies to additional living rooms, to art rooms or even somewhere for a bed. There is an en-suite shower room as well as a separate WC and a bathroom. There is a very pleasant rear garden with an array of mature shrubbery and paved seating areas. With a double garage with an electric up and over door and driveway parking.



Total area: approx. 145.0 sq. metres (1561.0 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.*



- 1561 Sqft Detached Executive Bungalow
- Sought After Cul-De-Sac On Bath Side Of Town
- With Plenty Of Amenities In Walking Distance
- Four Bedrooms With Modern En-Suite Shower Room
- Separate WC & Bathroom
- Living Room, Separate Dining Room & Fitted Kitchen
- Solar PV Panels Providing Electricity & Solar Water Heating
- Air Source Heat Pump Providing Central Heating To Radiators
- Double Garage With Electric Up & Over Door And Ample Driveway Parking
- Enclosed, West Facing, Private Garden

- Living Room 17' 10" (5.44m) x 13' 3" (4.04m)
- Dining Room 10' 9" (3.28m) x 10' 6" (3.2m)
- Kitchen 12' 2" (3.71m) max x 10' 6" (3.2m)
- Bedroom One 12' 0" (3.66m) x 10' 10" (3.3m)
- En-Suite Shower Room 8' 1" (2.46m) x 5' 6" (1.68m)
- Bedroom Two 13' 2" (4.01m) x 9' 9" (2.97m)
- Bedroom Three 9' 9" (2.97m) x 8' 1" (2.46m)
- Bedroom Four 9' 9" (2.97m) x 7' 10" (2.39m)
- Bathroom 8' 1" (2.46m) max x 5' 4" (1.63m)
- Double Garage 18' 3" (5.56m) x 15' 11" (4.85m)



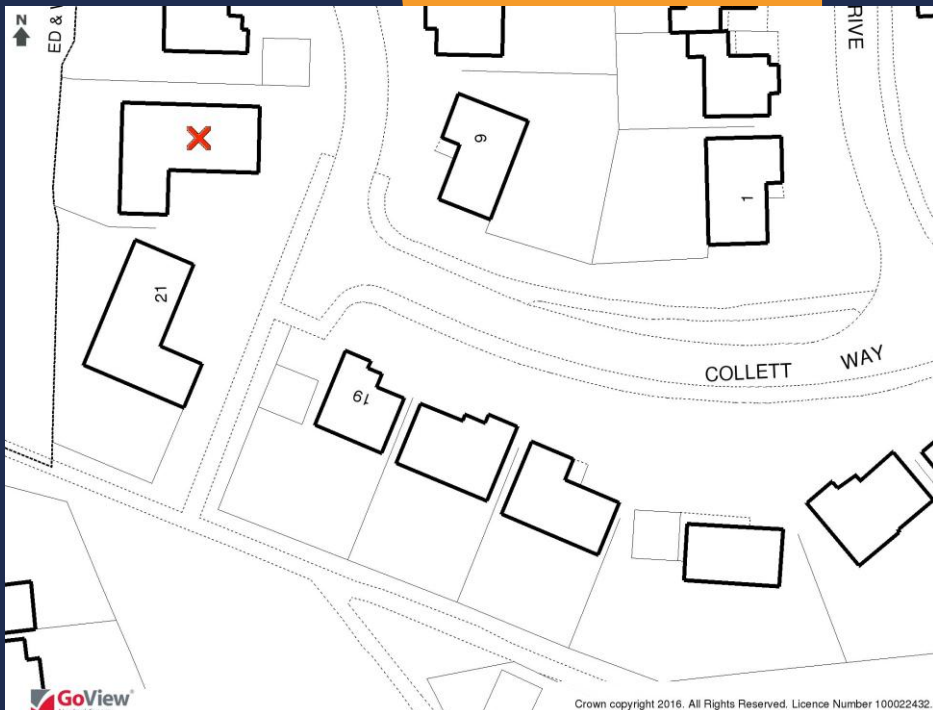
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 23 Collett Way Frome BA11 2XR

The tenure is freehold

All Main Services are connected

The Council Tax Band is E and is charged at £3283.71 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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