



Flat 1, 14 Summer Hill Frome BA11 1LT

Guide price: £125,000

A charming and well-presented one bedroom ground floor apartment forming part of an attractive period stone building, conveniently located within walking distance of the town centre.

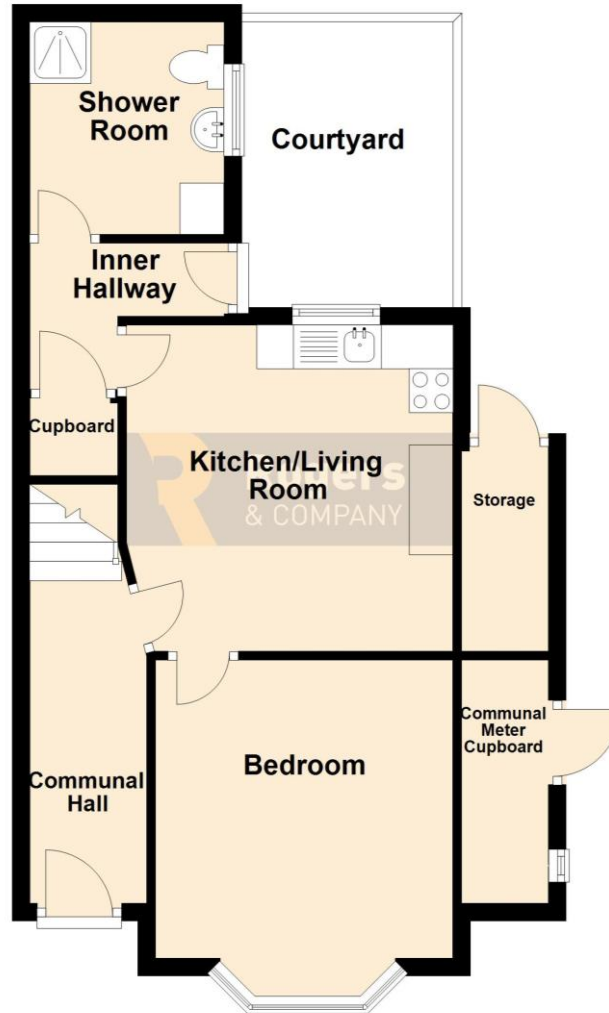
The accommodation comprises a bright open-plan living room and fitted kitchen, a spacious double bedroom and a modern shower room. The property has been recarpeted and redecorated throughout and offers comfortable and low-maintenance living,

Outside, the apartment benefits from a private courtyard, a private section of rear garden with mature shrubs and off-road parking.

An excellent first-time purchase, investment property or downsizing opportunity in a convenient and sought-after location.

Ground Floor

Approx. 39.7 sq. metres (427.2 sq. feet)
(excluding Courtyard, Cupboard)



Total area: approx. 39.7 sq. metres (427.2 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.



- 364 Sqft Ground Floor Apartment
- Open-Plan Living Room And Kitchen
- One Double Bedroom
- Modern Shower Room
- Private Courtyard
- Private Section Of Rear Garden
- Shared Driveway Off-Road Parking
- Gas Central Heating
- Walking Distance To The Town Centre
- Character Stone Building

- Kitchen/Living Room – 12' 2" (3.72m) x 12' 3" (3.72m)
- Bedroom – 11' 2" (3.39m) x 10' 11" (3.33m)
- Shower Room – 7' 11" (2.42m) x 7' 3" (2.21m)



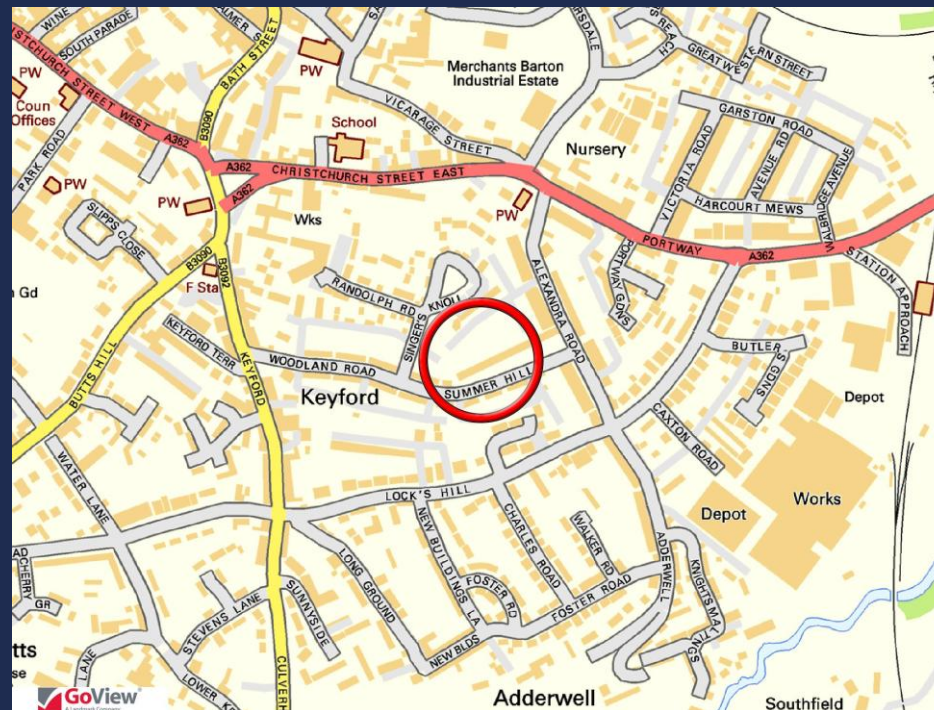
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold, with 976 years left of a 999 year lease. There is an annual ground rent of £25.00 and a 1/3 share of the freehold. maintenance is undertaken as required, with no regular monthly service charges. Insurance and maintenance expenses are shared equally among the three flats.

All main services are connected.

The council tax is a band A and 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.

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