



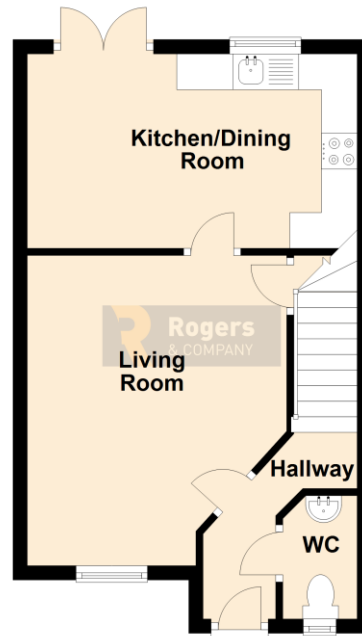
60 Lichen Road  
Frome  
BA11 5DZ

Guide Price £280,000

A three bedroom semi-detached house built on the popular Edmund Park by Persimmon Homes nearly 5 years ago with the remainder of its new build guarantee. This particular plot has a larger than average width garden with a driveway on the side. The house is in immaculate condition throughout with full gas central heating & double glazed windows and doors. The accommodation features an entrance hallway with downstairs WC, living room, kitchen/dining room with French doors out to the garden. The first floor has three bedrooms and a bathroom (with a window). The main bedroom has the benefit of an en-suite shower room. Outside, the garden has been landscaped with a decent sized paved patio area and an artificial lawn. All enclosed by wooden panel fencing. There is driveway parking for two vehicles at the side of the house.

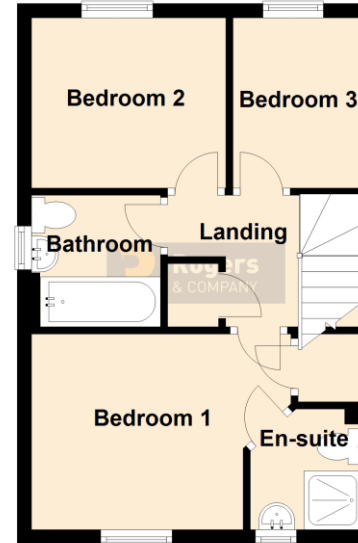
#### Ground Floor

Approx. 373.2 sq. feet



#### First Floor

Approx. 355.9 sq. feet



Total area: approx. 729.0 sq. feet

This floor plan is a guide only  
Plan produced using PlanUp.

#### 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.*



- 729Sqft Semi-Detached House
- Popular Development Built By Persimmon Homes
- In Superb Condition Throughout
- Including Driveway Parking For Two Vehicles
- Entrance Hallway With Downstairs Cloakroom, Living/Dining Room
- Kitchen/Dining Room With Doors Out To The Garden
- Family Bathroom With A Window
- Three Double Bedrooms, Main With En-Suite Shower Room (again, with a window)
- Enclosed Rear Garden with Large Patio Area
- Gas Central Heating & Double Glazing

- Living Room 14' 4" (4.37m) x 12' 2" (3.71m) max
- Kitchen/Dining Room 15' 3" (4.65m) x 8' 11" (2.72m)
- Bedroom Three 7' 8" (2.34m) x 5' 11" (1.8m)
- Bedroom Two 9' 1" (2.77m) x 7' 7" (2.31m)
- Main Bedroom 12' 2" (3.71m) max x 9' 5" (2.87m)
- En-Suite Shower Room 6' 3" (1.9m) max x 5' 5" (1.65m)
- Bathroom 5' 11" (1.8m) x 5' 10" (1.78m)



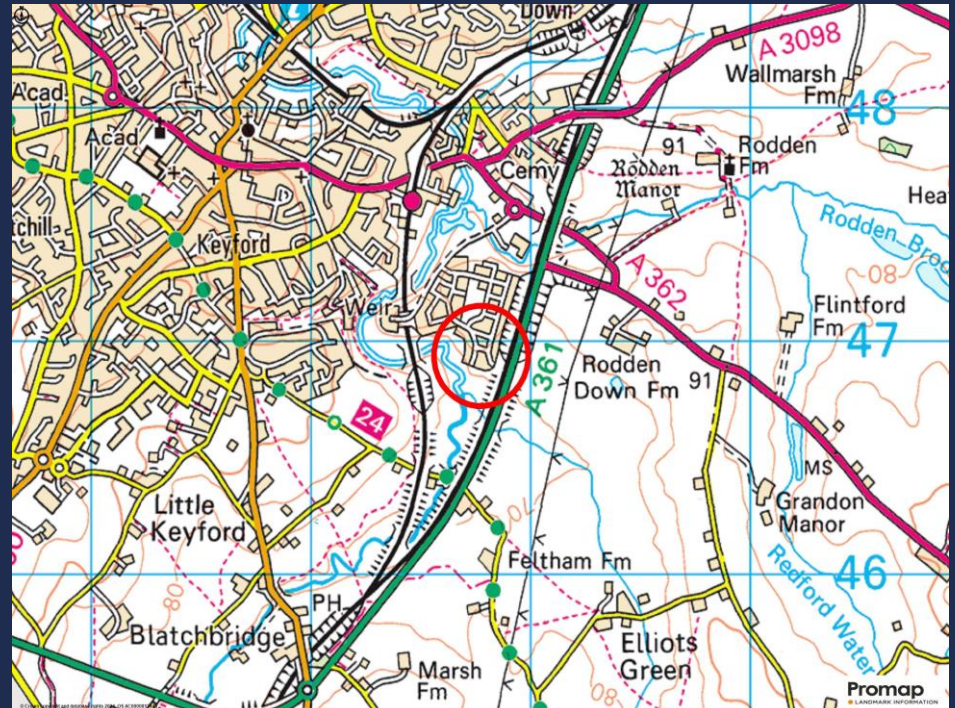
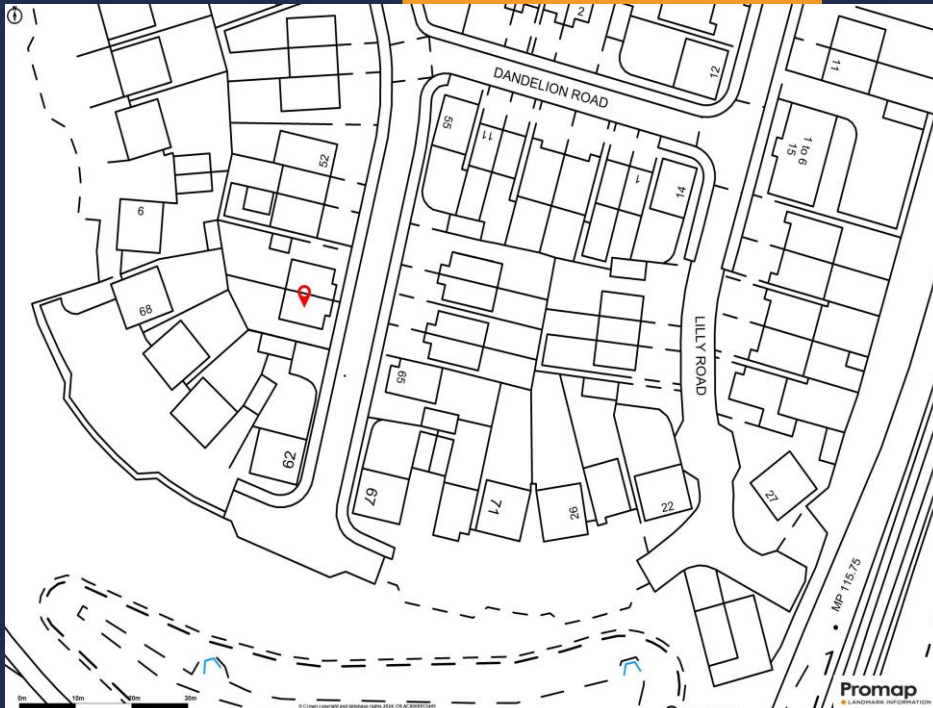
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 60 Lichen Road Frome BA11 5DZ

The Tenure is freehold with an annual development charge of £204.83 for 2025.

Gas, Electricity, Mains Water & Sewerage are connected. Broadband is only available through Fibrenest.

The Council Tax Band is C and Charged at £2,269.95 for 2025/26



**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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