



2 Brimstone Road
Frome
Somerset
BA11 5GA

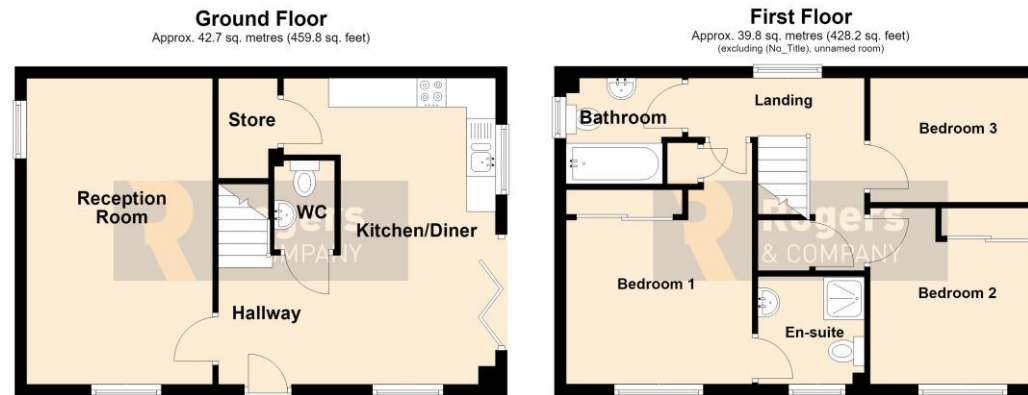
Guide Price: £375,000

A beautifully presented three-bedroom detached family home, built less than two years ago and benefiting from a 10-year NHBC warranty.

Finished to a high standard throughout, the property features a bright dual-aspect kitchen/dining room with integrated appliances and bi-fold doors opening onto a landscaped, enclosed rear garden. Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom and a ground floor cloakroom.

Designed for modern, energy-efficient living, the property benefits from an air source heat pump, PV solar panels, an electric vehicle charging point and driveway parking for two cars.

Occupying a sought-after position on the southern edge of Frome, just 1.5 miles from the town centre and within easy reach of the bypass, this is an excellent opportunity to acquire a stylish, nearly new home in a convenient location.



Total area: approx. 82.5 sq. metres (888.0 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.



- Immaculately Presented Three-Bedroom Detached Home
- Built Less Than Two Years Ago With NHBC Warranty Remaining
- Dual-Aspect Kitchen/Dining Room With Integrated Appliances
- Bi-Fold Doors Opening Onto A Landscaped Rear Garden
- Principal Bedroom With En-Suite Shower Room
- Two Further Bedrooms And A Modern Family Bathroom
- Ground Floor Cloakroom
- PV Solar Panels And Air Source Heat Pump
- EV Charging Point And Driveway Parking For Two Cars
- Sought-After Frome Location With Excellent Links To Bath

- Reception Room – 17' 4" (5.28m) x 10' 6" (3.21m)
- Kitchen/Diner – 17' 4" (5.28m) x 8' 9" (2.67m)
- Bedroom 1 – 11' 0" (3.36m) x 10' 6" (3.21m)
- En-suite – 6' 1" (1.86m) x 6' 0" (1.84m)
- Bedroom 2 – 10' 0" (3.04m) x 9' 1" (2.77m)
- Bedroom 3 – 9' 4" (2.84m) x 7' 0" (2.15m)
- Bathroom – 6' 7" (2.00m) x 6' 0" (1.83m)



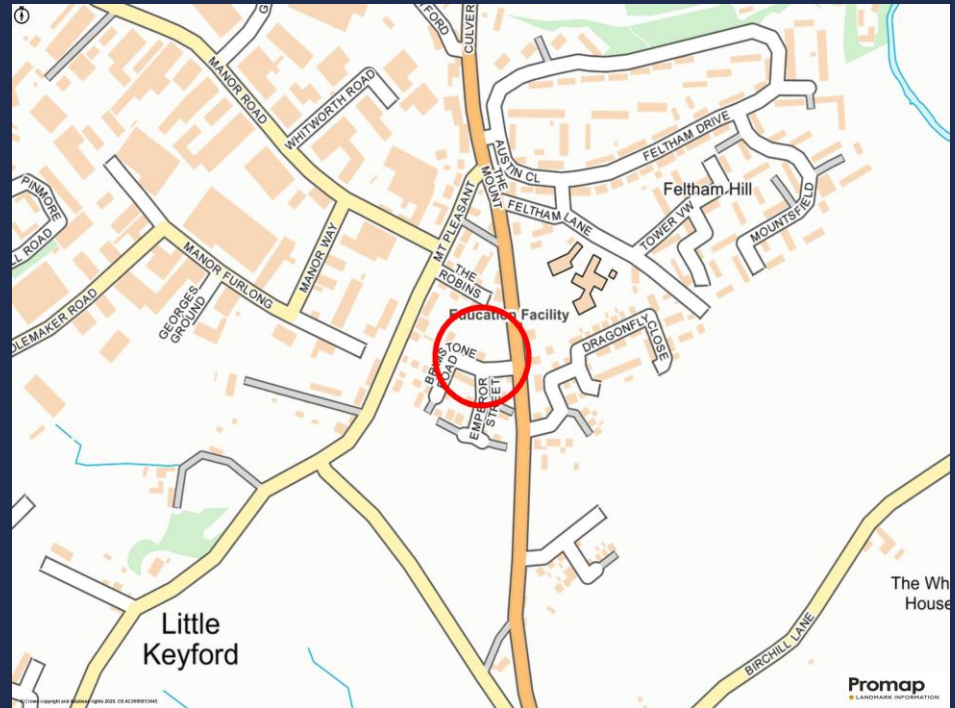
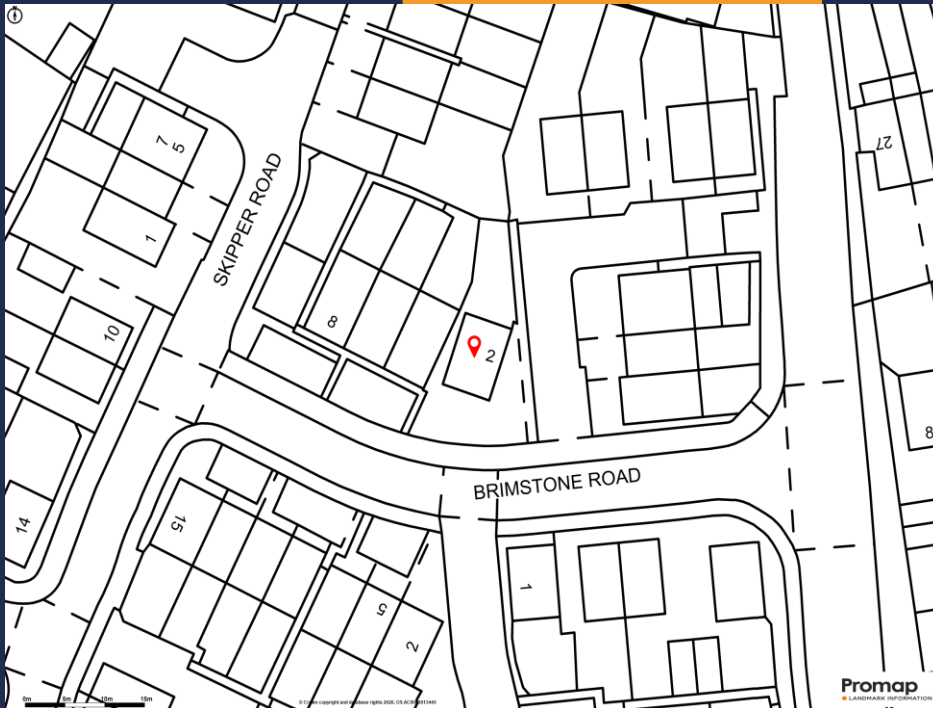
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The Council Tax band is D and is charged at £2686.67 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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