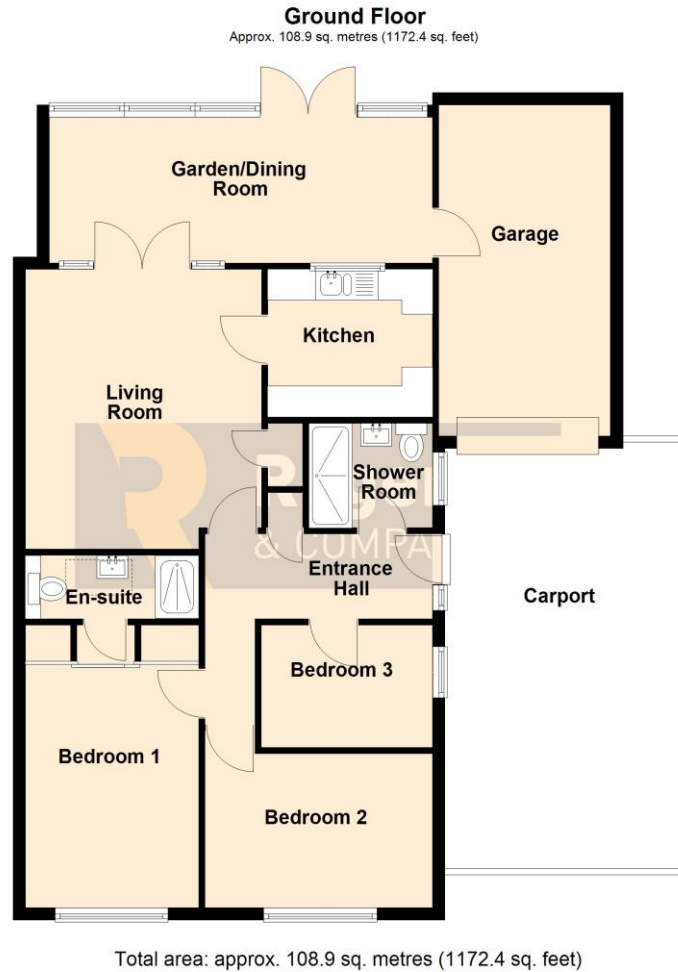




9 Pedlars Grove Frome BA11 2SL

Guide Price £394,950

An improved, detached bungalow, located on the fringe of the sought after Packsaddle Development. The property has good-sized living room, a fantastic 20' garden/dining room & three bedrooms with an en-suite shower room to the master. The property has a fairly level maintenance free gardens, garage and covered driveway parking. Other improvements include: gas central heating, & a shower room with large walk-in shower. The living area in this bungalow is a real pleasant space to be.



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.



- An Improved, Detached Bungalow
- Popular Packsaddle Development
- Three Bedrooms
- En-Suite Shower Room
- Living Room and Garden/Dining Room
- 35' Level, Maintenance Free Rear Garden
- Garage and Covered Driveway Parking
- Gas Central Heating
- Excellent Designed Home

- Living Room 4.29m (14'10") x 3.84m (12'6")
- Kitchen 2.71m (8'9") x 2.16m (7'10")
- Garden/Dining Room 6.2m (20'4") x 2.4m (7'9")
- Shower Room 2.04m (6'7") x 1.7m (5'6")
- Bedroom One 3.71m (12'2") x 2.98m (9'8")
- En-Suite 2.89m (9'5") x 1.03m (3'4")
- Bedroom Two 3.38m (11'10") x 2.4m (8'0")
- Bedroom Three 2.46m (8'10") x 2.01m (6'6")
- Garage 5.36m (17'6") x 2.74m (9'0")
- Rear Garden 10.66m (35') x 10.36m (34')



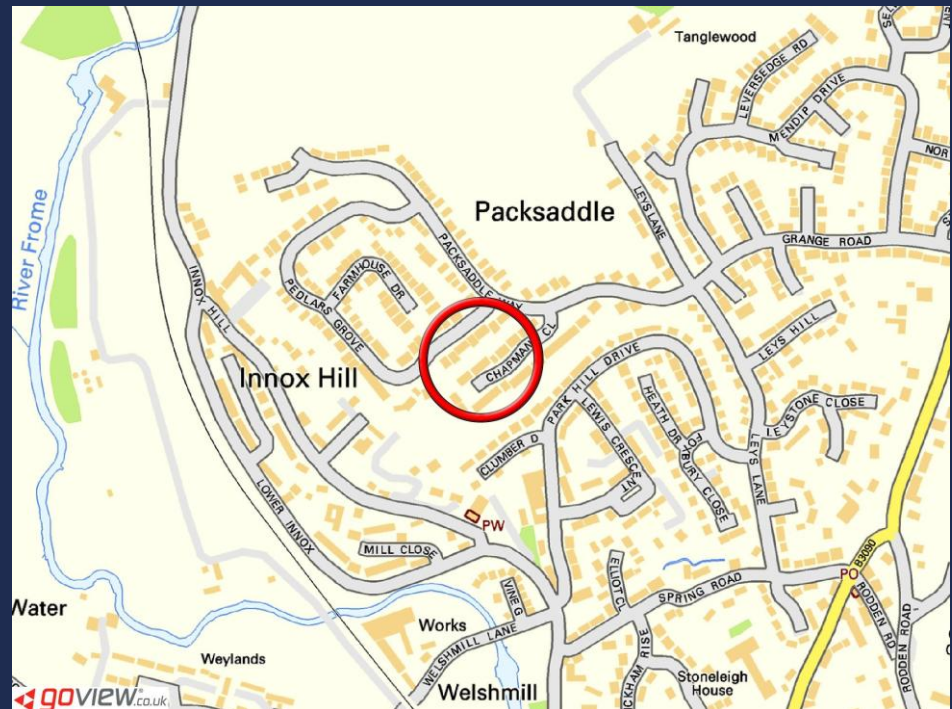


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The tenure is freehold

All Main Services are connected

The Council Tax Band is C and is 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

