



38 Bath Road
Frome
Somerset
BA11 2HH

Guide Price £595,000

A beautifully presented four-bedroom family home offering approximately 1,403 Sqft of well-planned accommodation over two floors. Combining attractive period-style features with a contemporary finish, the property offers spacious and versatile living throughout.

The ground floor includes a welcoming entrance hall, generous living room, and an impressive modern kitchen/family room, together with a utility room and cloakroom.

Upstairs are four bedrooms and two bathrooms, providing excellent flexibility for family living and home working.

The property is complemented by a beautifully landscaped rear garden, with areas of lawn, planting, paved seating and raised decking.

To the front, a substantial block-paved driveway provides excellent off-road parking, while a detached garage offers useful additional space. A well-appointed and versatile home with excellent living and outside space.



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.

- Beautifully Presented Four-Bedroom Family Home
- Approximately 1,403 Sqft Of Accommodation
- Spacious And Versatile Living Throughout
- Impressive Modern Kitchen/Family Room
- Generous Living Room
- Utility Room And Ground Floor Cloakroom
- Four Bedrooms And Two Bathrooms
- Beautifully Landscaped Rear Garden
- Generous Block-Paved Driveway With Ample Parking
- Detached Garage And Excellent Outside Space

- Kitchen/Family Room – 20' 0" (6.10m) x 11' 0" (3.35m)
- Living Room – 24' 7" (7.49m) x 12' 8" (3.86m)
- Entrance Hall – 22' 3" (6.77m) x 9' 7" (2.92m)
- Bedroom 1 – 12' 5" (3.78m) x 12' 2" (3.71m)
- Bedroom 2 – 12' 1" (3.68m) x 9' 0" (2.74m)
- Bedroom 3 – 12' 0" (3.66m) x 7' 2" (2.18m)
- Bedroom 4 – 11' 0" (3.35m) x 8' 7" (2.61m)
- Bathroom 1 – 8' 1" (2.46m) x 8' 0" (2.44m)
- Bathroom 2 – 7' 10" (2.38m) x 7' 2" (2.18m)



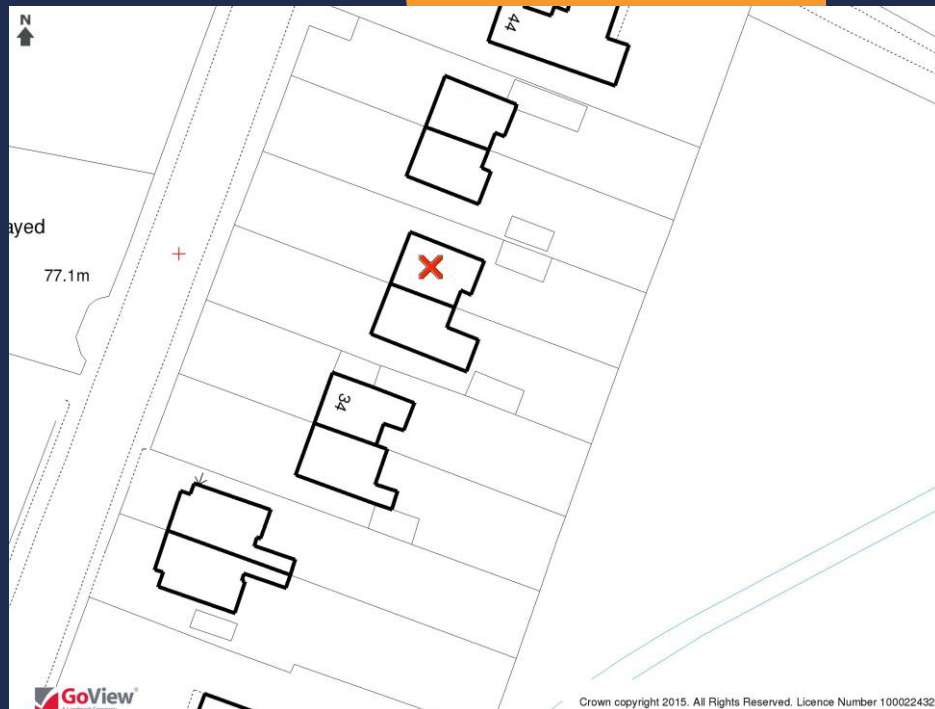


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The tenure is freehold

All main services are connected

The Council Tax band is D and is charged at £2,686.67 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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