



2 Spinning Mill Cottages Goulds Ground Frome, BA11 3DW

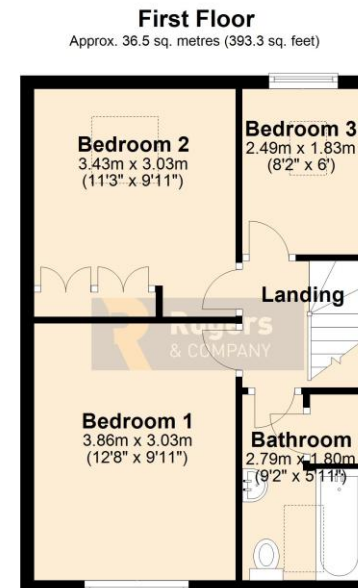
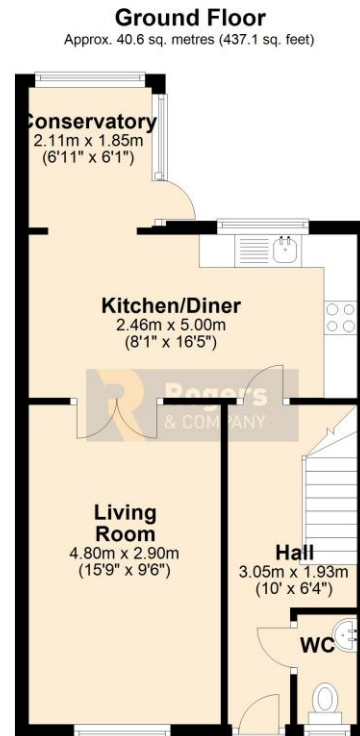
Guide Price: £325,000

Situated in the highly desirable conservation area and within easy reach of the town centre, is this well presented three bedroom home.

The property offers bright and well maintained accommodation throughout, including a spacious living area, a light filled conservatory and a convenient downstairs WC. Upstairs there are three well-proportioned bedrooms and a modern family bathroom with a shower over the bath.

Outside, the charming courtyard garden provides a private, low maintenance space.

The property also benefits from allocated parking, gas central heating and double glazing throughout. Local amenities, shops, and transport links are also within a few yards and a couple of minutes walk to the centre of town and Victoria Park.



Total area: approx. 77.1 sq. metres (830.4 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.

- Well Presented Three Bedroom Home
- In a Highly Sought After Location
- Bright and Spacious Living Accommodation Throughout
- Conservatory Providing Additional Living Space
- Convenient Downstairs WC
- Three Well Proportioned Bedrooms
- Modern Family Bathroom With Shower Over The Bath
- Low Maintenance Courtyard Garden
- Allocated Parking Space, Gas Central Heating & Double Glazing Throughout
- Conveniently Located Close To The Town Centre And Local Amenities

- Hall – 10' 0" (3.05m) x 6' 4" (1.94m)
- Living Room – 15' 9" (4.80m) x 9' 6" (2.90m)
- Kitchen/Diner – 16' 5" (5.00m) x 8' 1" (2.46m)
- Conservatory – 6' 11" (2.11m) x 6' 1" (1.85m)
- Bathroom – 9' 2" (2.79m) x 5' 11" (1.80m)
- Bedroom One – 12' 8" (3.86m) x 9' 11" (3.03m)
- Bedroom Two – 11' 3" (3.43m) x 9' 11" (3.03m)
- Bedroom Three – 8' 2" (2.49m) x 6' 0" (1.83m)



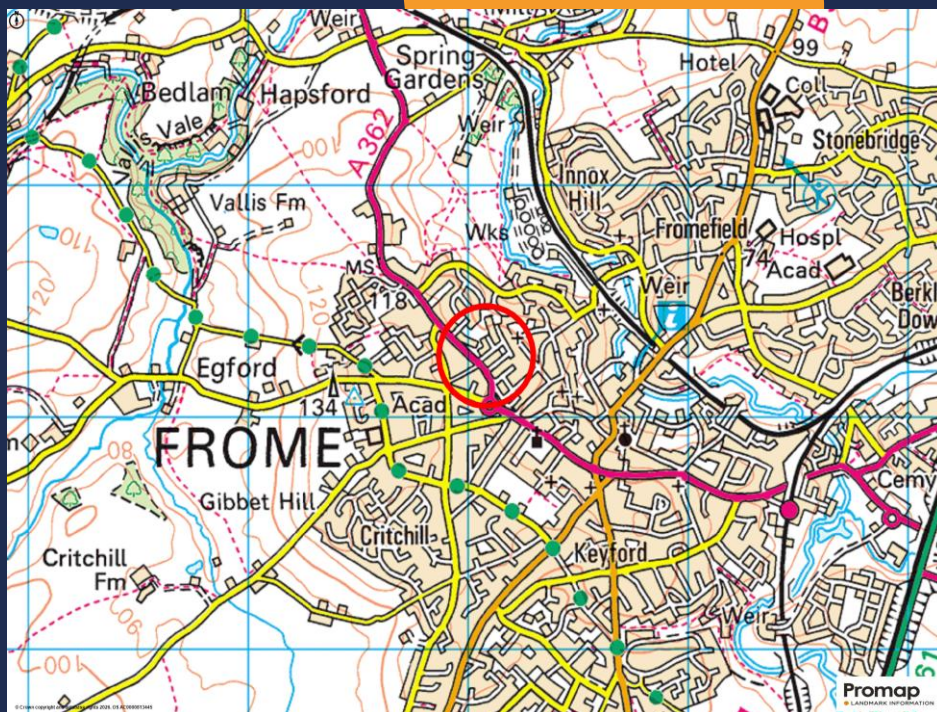
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold.

All main services are connected.

The Council Tax is a band B and is charged at £2,2089.62 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

