





61 Vallis Road  
Frome  
Somerset  
BA11 3EG

## Guide Price £325,000

A charming semi-detached cottage located on the outskirts of Frome. The hall gives access to the living room, a well-proportioned room with handmade cupboards and heated flagstone flooring. The newly fitted kitchen has been recently extended to now include a dining area with views over the garden. The study/utility is a versatile room with access to both the WC and garden. The first floor has two good-sized bedrooms and an extravagant bathroom. The private rear garden has been levelled with a sizable stone workshop. There is designated parking for up to two cars to the front.



### 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.*

### Really quite special 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.*



- 972 Sqft Grade II Listed Cottage
- Lovely Sitting Room
- Contemporary Kitchen
- Study/Utility Room
- Downstairs WC
- Two Good-Sized Bedrooms
- 15' First Floor Bathroom
- Gardens and Parking
- Underfloor Heating to the Ground Floor
- No Onward Chain

- Living Room 4.62m x 4.11m (15'2" x 13'6")
- Kitchen/Dining Room 4.64m x 3.91m (15'3" x 10'5")
- Utility/Study 3.58m x 2.74m (11' 9" x 9'0")
- Bedroom One 3.55m x 2.89m (11'8" x 9'6")
- Bedroom Two 3.65m x 2.48m (12'0" x 8'2")
- Bathroom 4.77m x 2.56m (15'8" x 8'5")
- Rear Garden 11.58m x 8.5m (38' x 28')
- Workshop 4.21m x 3.14m (13'10 x 10'4")





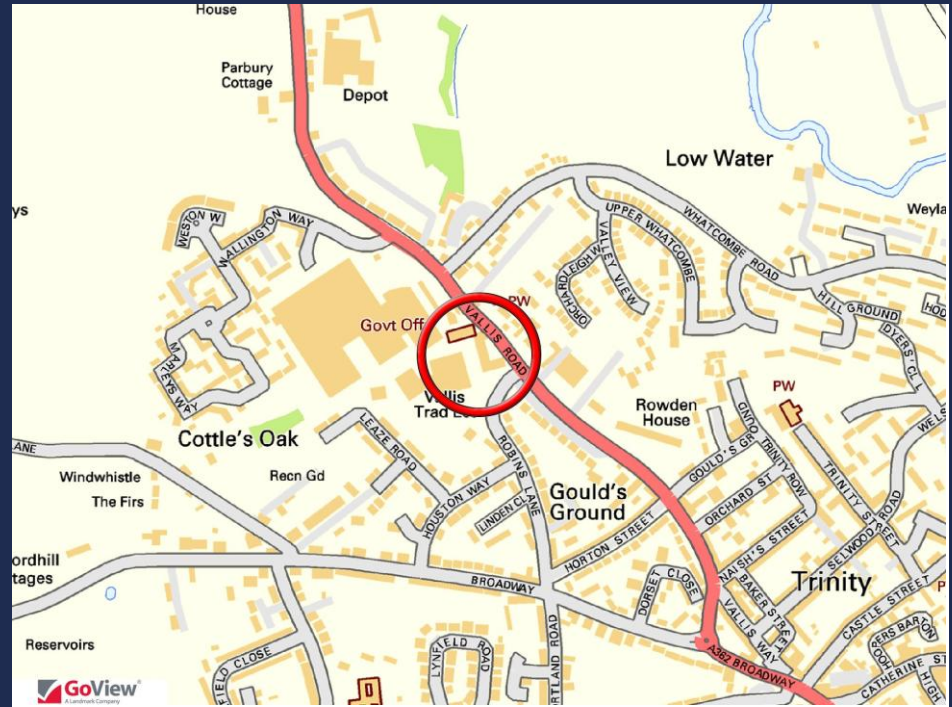
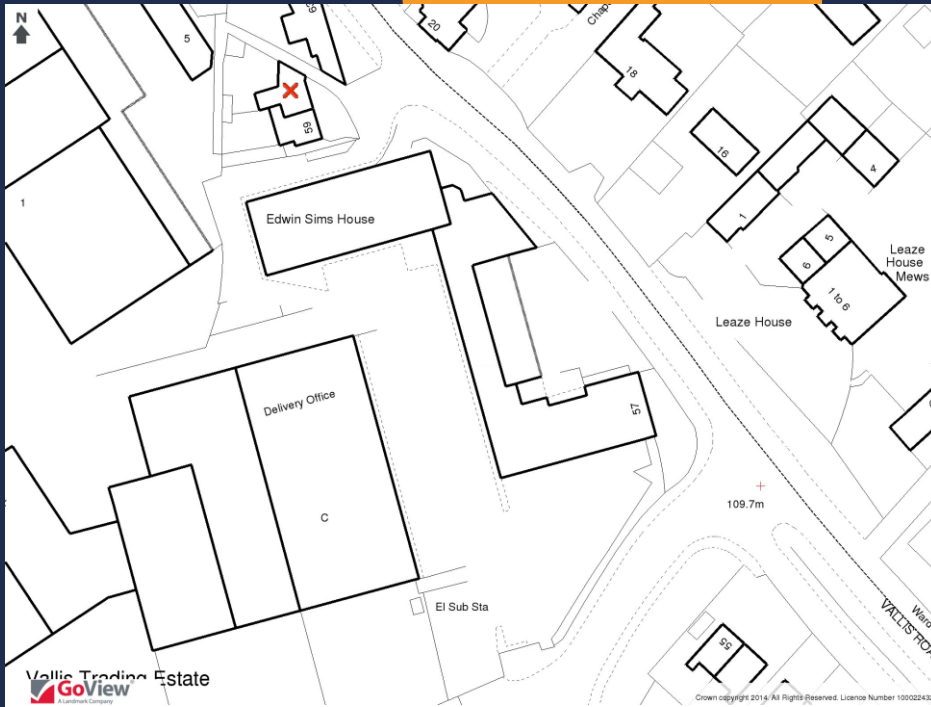


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## The Tenure is Freehold

## All Mains Services Are Connected

The Council Tax band is B and is charged at £1,986.20 for 2024/25



**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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