

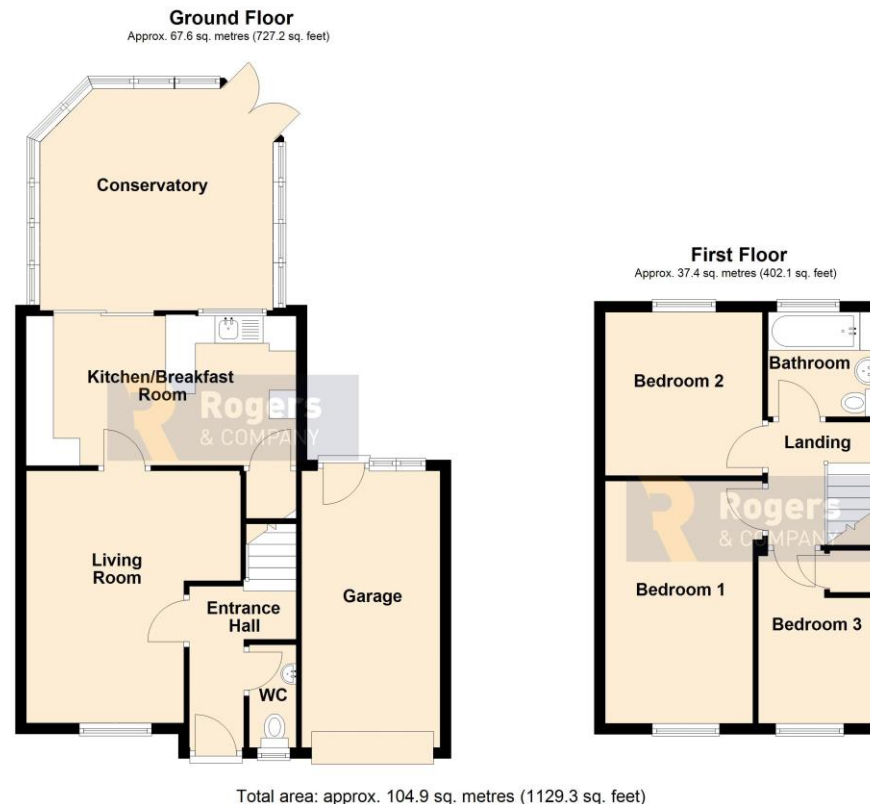




## 2 Roman Villas Shepton Mallet Somerset BA4 4TU

### Offers Over £250,000

On the eastern fringe of town, Charlton Fields developments was built by Beazer Homes in the mid 1990's. This sensible sized three bedroom semi-detached house has the benefit of a downstairs WC and a garage on the side. The accommodation comprises of an entrance hallway, downstairs WC, living/dining room, kitchen breakfast room and a conservatory at the rear. The garage is accessed from the rear garden (and the front obviously) with an electric roller door and driveway parking. The first floor has three bedrooms and a family bathroom. There is no onward chain.



#### 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.*



- 1129 sqft Semi Detached House
- Popular Charlton Fields Development
- Three Bedrooms
- Family Bathroom
- Living/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Enclosed Garden
- Garage To The Side & Driveway Parking
- Gas Fired Central Heating & Double Glazed Windows

- Living/Dining Room 15' 2" (4.62m) x 12' 11" (3.94m) reducing to 9' 9" (2.97m)
- Kitchen/Breakfast Room 16' 3" (4.95m) x 9' 0" (2.74m)
- Conservatory 14' 1" (4.29m) max x 13' 4" (4.06m)
- Bedroom One 14' 7" (4.44m) x 8' 11" (2.72m)
- Bedroom Two 9' 10" (3m) x 9' 7" (2.92m)
- Bedroom Three 7' 6" (2.29m) x 7' 2" (2.18m)
- Bathroom 6' 6" (1.98m) x 6' 3" (1.9m)
- Garage 16' 0" (4.88m) x 8' 3" (2.51m)





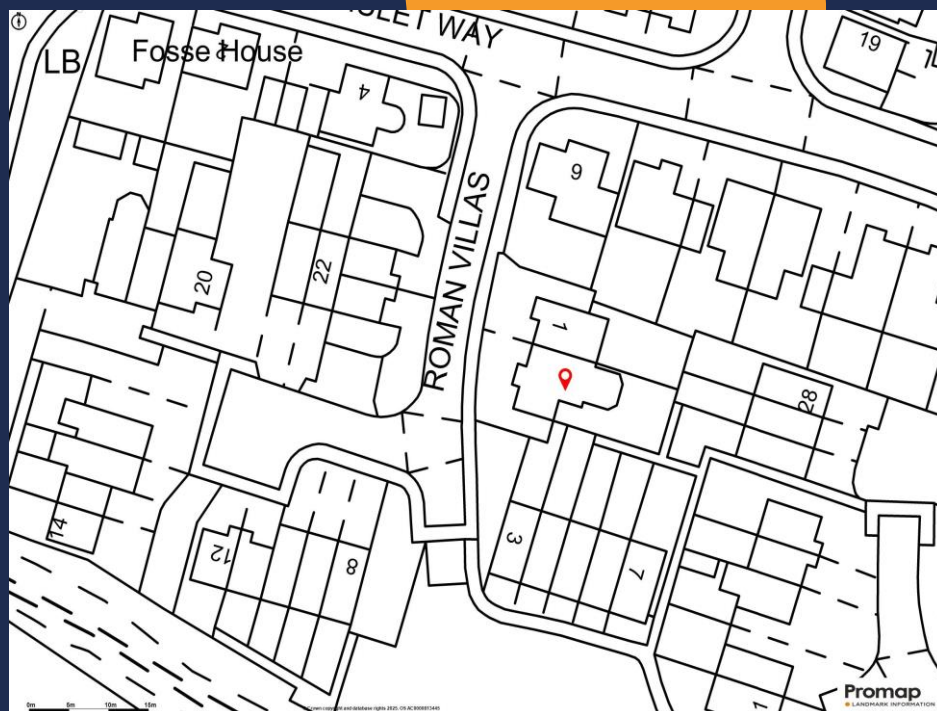
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	86 B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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The Tenure is Freehold

Mains water, drainage, electricity and gas are connected.

The Council Tax Band is C and is charged at £2,290.07 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.

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