





**Butterfly Cottage,  
3 Robins Lane  
Frome  
BA11 3ES**

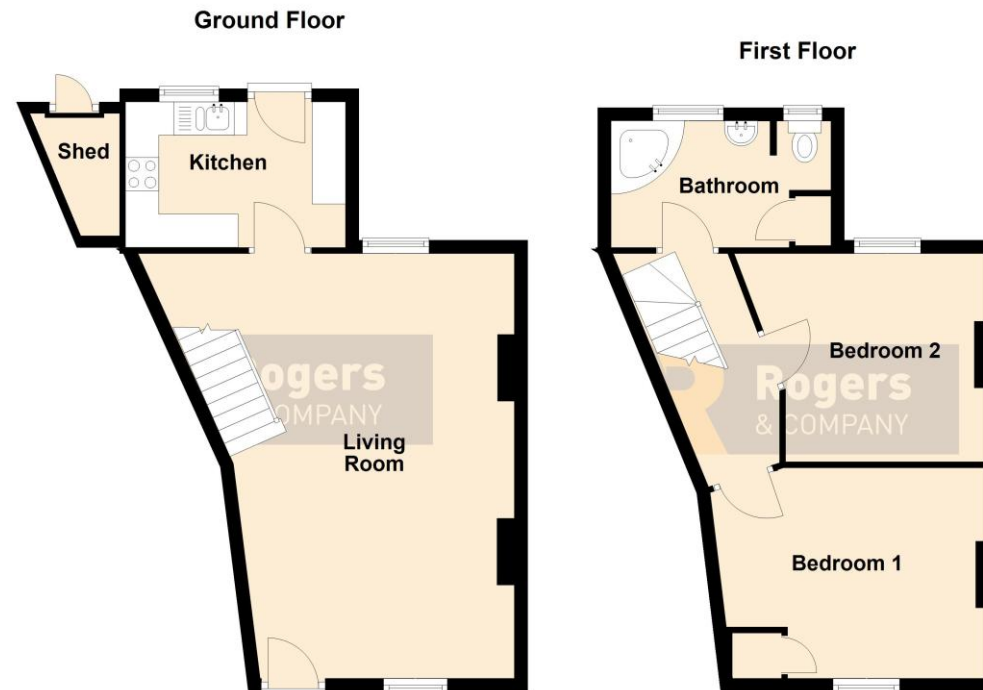
**Guide Price £225,000**

A spacious cottage which has been subject to much improvement in recent years.

The large living room has a modern open plan feel accommodating a study area beneath the stairs, and the compact, but well appointed, kitchen gives access to the rear. The first floor has two double bedrooms and a large bathroom.

The rear garden is a shared garden area with other properties with direct pedestrian access from Robins Lane, there is also a private shed.

This property in recent years has been successfully run as a holiday cottage and can be sold furnished.



Total area: approx. 74.0 sq. metres (796.4 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 been 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.*



- 796 Sqft Period Cottage
- Close To Badcox Village With It's Shops And Eateries
- Large Open Plan Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Large First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows and Doors
- Vacant Possession - No Onward Chain
- Can Be Sold Fully Furnished

- Living/Dining 20' 11" (6.38m) x 12' 7" (3.84m) minimum
- Kitchen 10' 10" (3.3m) x 7' 2" (2.18m)
- Bedroom One 12' 7" (3.84m) x 10' 3" (3.12m)
- Bedroom Two 10' 3" (3.12m) x 9' 11" (3.02m)
- Bathroom 10' 10" (3.3m) x 6' 3" (1.9m)





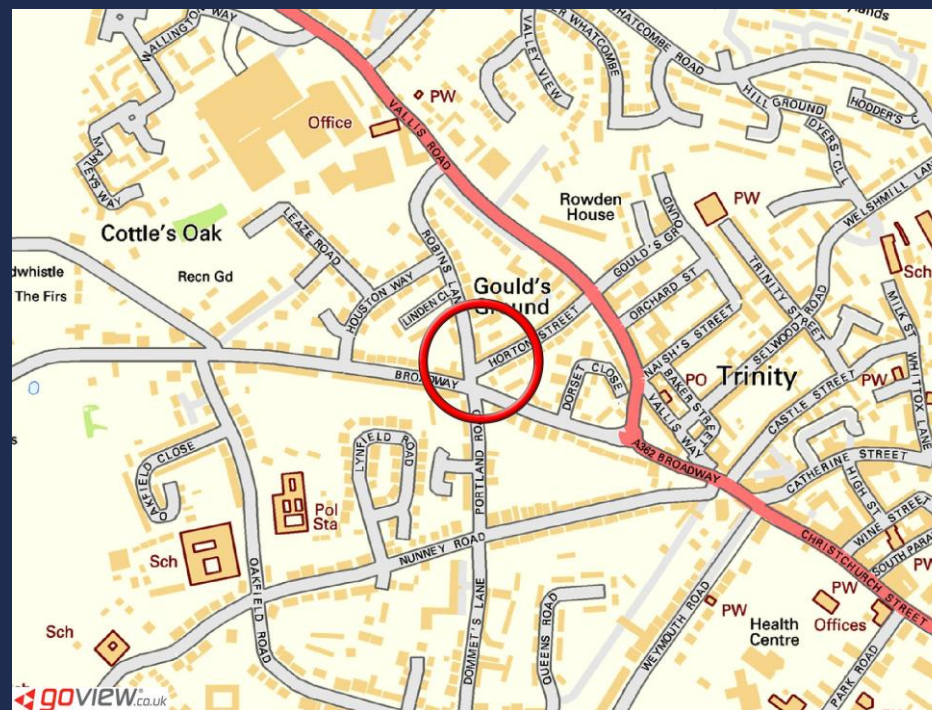
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Butterfly Cottage 3 Robins Lane Frome BA11 3ES

Tenure is Freehold

All Mains Services Connected

The Council Tax band is B and is charged at £1,986.20 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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