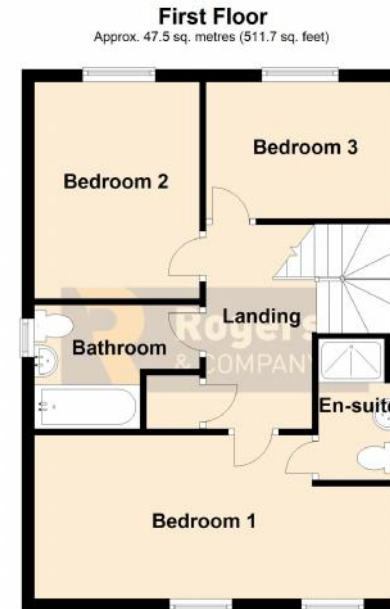
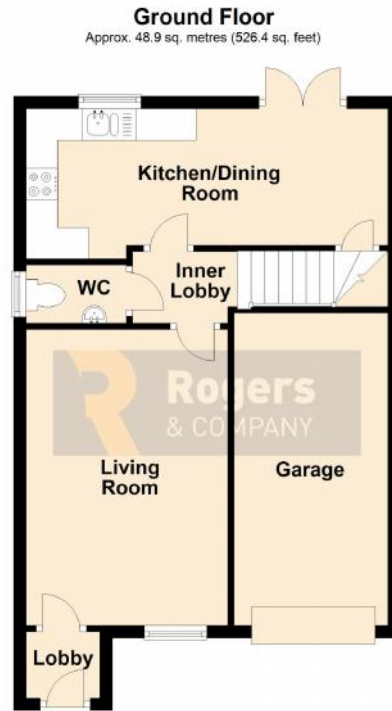




133 Blackberry Road
Frome
BA11 5DF

Guide Price £329,950

The 'Rufford', is a three bedroom detached house design, built nearly 5 years ago by Persimmon Homes on the modern Edmund Park Development. Like a blank canvas ready for occupation, it has a landscaped rear garden, integral garage and driveway parking. The layout is set over two storeys, with an entrance lobby that leads into the living room. In turn, this leads to the inner lobby - with the cloakroom and stairs to the first floor - and the kitchen/dining room, which has double doors out to the rear garden. On the first floor landing there is a window to the side, the main bedroom is at the front of the house with ample space for wardrobes and the en-suite shower room (with it's window). The second bedroom is a decent double and there is a generous third bedroom. The bathroom has a three piece white suite complete with a window too. The property has gas central heating with a combination boiler and double glazed windows and doors.



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

This floor plan is a guide only
Plan produced using PlanUp.

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.



- 1038 sq.ft (96.4 sq.m) detached house
- Built By Persimmon Homes Nearly 5 Years Ago
- Edmund Park Development On Edge Of Town
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom & Downstairs WC
- Living Room
- Kitchen/Dining Room
- Integral Garage & Driveway Parking For Two Vehicles
- Gas Fired Central Heating With A Combination Boiler & Double Glazed Window
- No Onward Chain

- Living Room 15' 7" (4.75m) x 10' 7" (3.23m)
- Kitchen/Dining Room 18' 11" (5.77m) x 7' 10" (2.39m) reducing to 7' 2" (2.18m)
- Bedroom One 18' 11" (5.77m) x 8' 9" (2.67m) x 5' 10" (1.78m)
- En-Suite 7' 3" (2.21m) x 5' 2" (1.57m)
- Bedroom Two 11' 5" (3.48m) x 8' 8" (2.64m)
- Bedroom Three 9' 10" (3m) x 7' 2" (2.18m)
- Bathroom 8' 8" (2.64m) x 6' 5" (1.96m)
- Integral Garage 16' 4" (4.98m) x 7' 8" (2.34m)



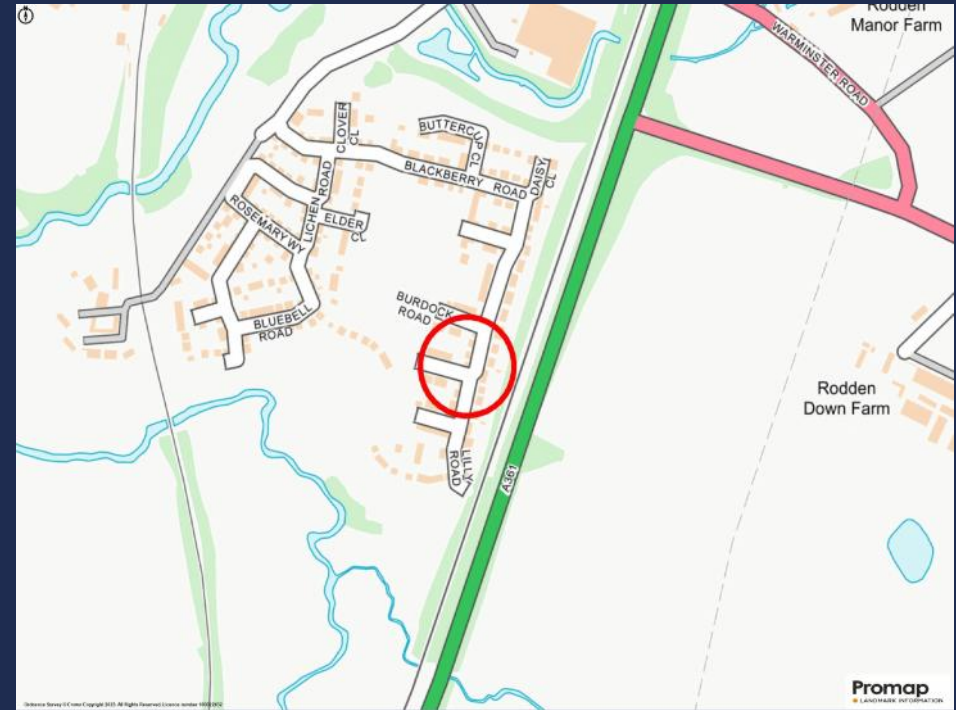
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

133 Blackberry Road Frome BA11 5DF

The tenure is Freehold with an annual development charge of approximately £250pa.

The Council Tax Band is D and is charged at £2,232.07 for 2023/24

Gas, Electricity and Water are connected to the property.



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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