



# 5 Long Ground Frome BA11 1PJ

## Guide Price £550,000

A rare opportunity to purchase a late Victorian Semi-detached house with a double garage and driveway on the side. With accommodation set over four floors this makes an ideal upsize for someone with similar houses in town quite hard to come by. Internally the house has an entrance hallway with a bay fronted sitting room with its open fireplace. The dining room has doors to the garden, a central woodburning stove, stairs down to the lower ground floor and open plan access into the modern fitted kitchen, very much in keeping with the style of house. There are stairs to the lower ground floor with a playroom/snug, a WC and plenty of storage in this room and the fourth bedroom. The First floor has a generous bathroom, with the enclosed gas fired combination boiler, shower bath, WC and twin basins. Two further bedrooms with the stairs up to the main bedroom, its dressing area and en-suite shower room. Outside the property has two five bar gates onto the driveway which in turn leads to the timber double garage with power and light connected. There is a covered Pergola & paved seating areas with an enclosed lawn area.



### 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.*



- 1555sqft Beautiful Semi-Detached Victorian Villa
- Accommodation Over Four Floors
- Detached Timber Double Garage
- Driveway Parking
- Bay Fronted Living Room
- Dining Room With Open Plan Kitchen
- Main Bedroom With Dressing Area & En-Suite Shower Room
- Generous Family Bathroom
- Modern Gas Central Heating & Double Glazed Windows
- Plenty Of Character Throughout

- Living Room 12' 0" (3.66m) x 11' 4" (3.45m)
- Dining Area 12' 0" (3.66m) x 11' 4" (3.45m)
- Kitchen Area 12' 7" (3.84m) x 7' 6" (2.29m)
- Playroom/Snug 11' 3" (3.43m) max x 10' 0" (3.05m)
- Bedroom Four 11' 7" (3.53m) x 9' 6" (2.9m)
- Bedroom Two 12' 10" (3.91m) x 11' 5" (3.48m)
- Bedroom Three 11' 4" (3.45m) x 10' 0" (3.05m)
- Bathroom 11' 3" (3.43m) x 7' 6" (2.29m)
- Bedroom One 13' 7" (4.14m) x 12' 8" (3.86m) max
- Dressing Area 6' 3" (1.9m) x 4' 6" (1.37m)
- En-Suite 5' 11" (1.8m) max x 5' 1" (1.55m)
- Double Garage 18' 6" (5.64m) x 18' 6" (5.64m)



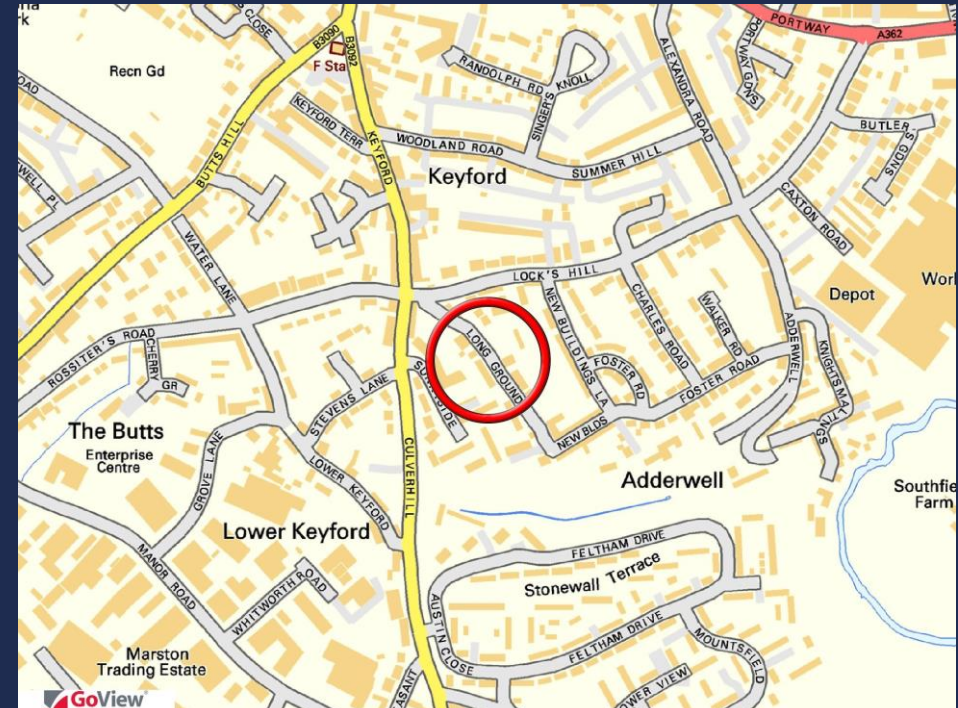
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected.

The Council Tax band is C and is charged at £2,122.78 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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