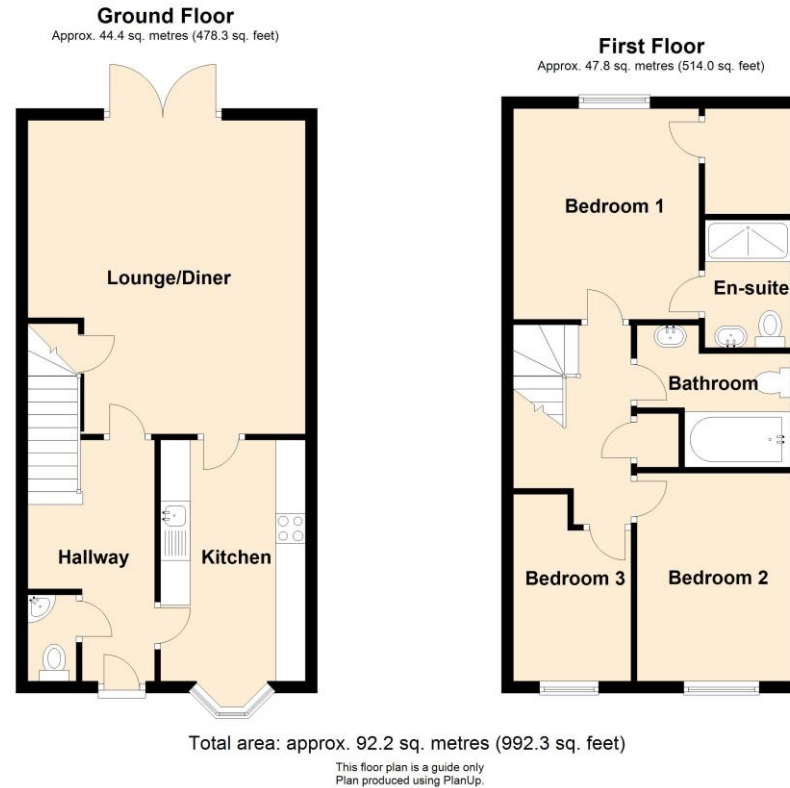




35 Dragonfly Close Frome BA11 5BX

Guide Price £399,950

A smart and very tidy three bedroom detached house located on the popular David Wilson Homes development, built on the outskirts of town approximately 7 years ago. The house has a great family layout with a sensible entrance hallway and downstairs WC. The bay windowed Kitchen has space for a small breakfast table along with the living/dining room at the rear with double doors out to the garden. The first floor layout has three bedrooms, one benefitting from an en-suite shower room and walk-in wardrobe. There is the family bathroom too. Outside the rear garden is very much a blank canvas, along with the single garage on the side and driveway parking. The house has a full gas fired central heating system with double glazed windows and doors.



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.



- 992 Sqft Detached House
- Sought After Executive Development Built In 2018
- Southern Outskirts Of Town
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom & Cloakroom
- Living/Dining Room
- Single Garage & Driveway Parking
- Gas Central Heating System
- Double Glazed Windows & Doors
- No Onward Chain

- Living/Dining Room 17' 3" (5.26m) x 15' 6" (4.72m) reducing to 11' 10" (3.61m)
- Kitchen 13' 8" (4.17m) x 8' 3" (2.51m)
- Bedroom One 10' 7" (3.23m) x 10' 6" (3.2m)
- En-Suite Shower Room 6' 8" (2.03m) x 4' 6" (1.37m)
- Bedroom Two 11' 7" (3.53m) x 8' 7" (2.62m)
- Bedroom Three 10' 5" (3.18m) x 6' 6" (1.98m)
- Bathroom 5' 8" (1.73m) x 5' 6" (1.68m)



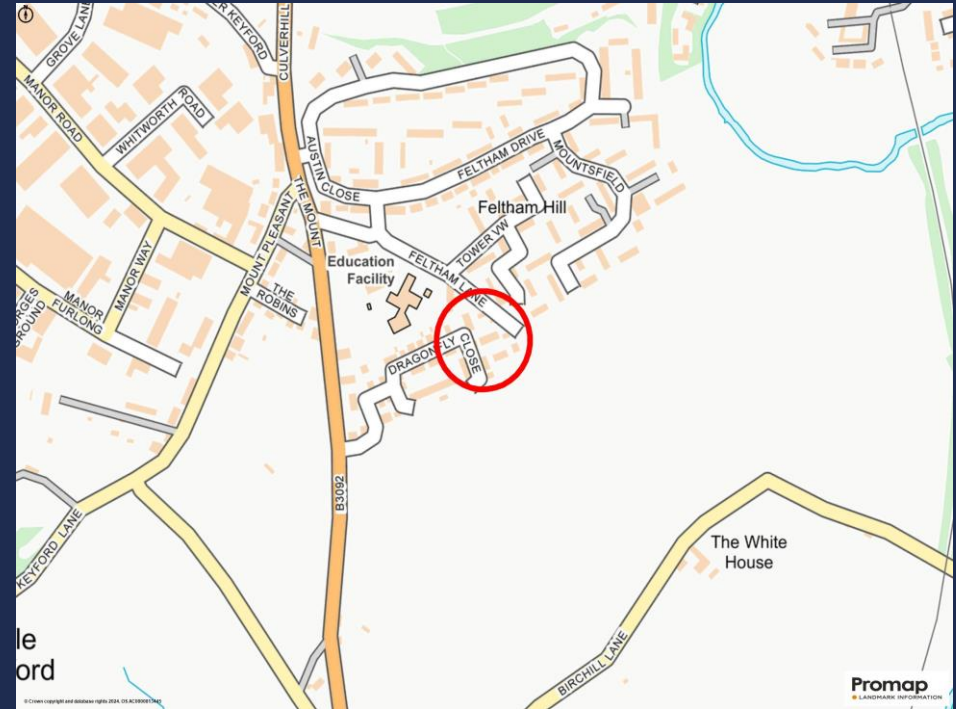
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge of £123.40 payable.

All Main Services Are Connected

The Council Tax Band is D and is charged at £2,388.13 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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