



Breezi Brow  
Longleat Lane  
Holcombe  
Somerset  
BA3 5DZ

Guide Price £425,000

Built by the family who occupied this bungalow for over 50 years, set on the edge of this sought after Mendip Village with views over open fields at the rear. Kept in excellent order with a recently fitted four piece bathroom suite, this three bedroom detached dwelling is ready for immediate occupation. With its own plot surrounding it, with plenty of frontage and driveway parking with enough space to construct a sizeable garage (subject to consents). The property is offered for sale with 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.*



- 1094Sqft Detached Bungalow
- Sought After Mendip Village
- Backing Onto Fields With Gardens on All Sides
- Built By The Current Family For Their Own Occupation in 1968
- Three Bedrooms
- 19' Living Room & Kitchen/Dining Room
- Recently Installed Four Piece Bathroom Suite
- Gas Central Heating & Double Glazed Windows
- Ample Driveway Parking
- No Onward Chain

- Living Room 19' 5" (5.92m) x 11' 5" (3.48m)
- Kitchen 15' 1" (4.6m) x 11' 7" (3.53m)
- Bedroom One 12' 8" (3.86m) x 11' 4" (3.45m)
- Bedroom Two 11' 5" (3.48m) x 10' 9" (3.28m)
- Bedroom Three 12' 1" (3.68m) x 11' 5" (3.48m)
- Bathroom 8' 10" (2.69m) x 8' 1" (2.46m)
- Conservatory 19' 3" (5.87m) x 5' 0" (1.52m)



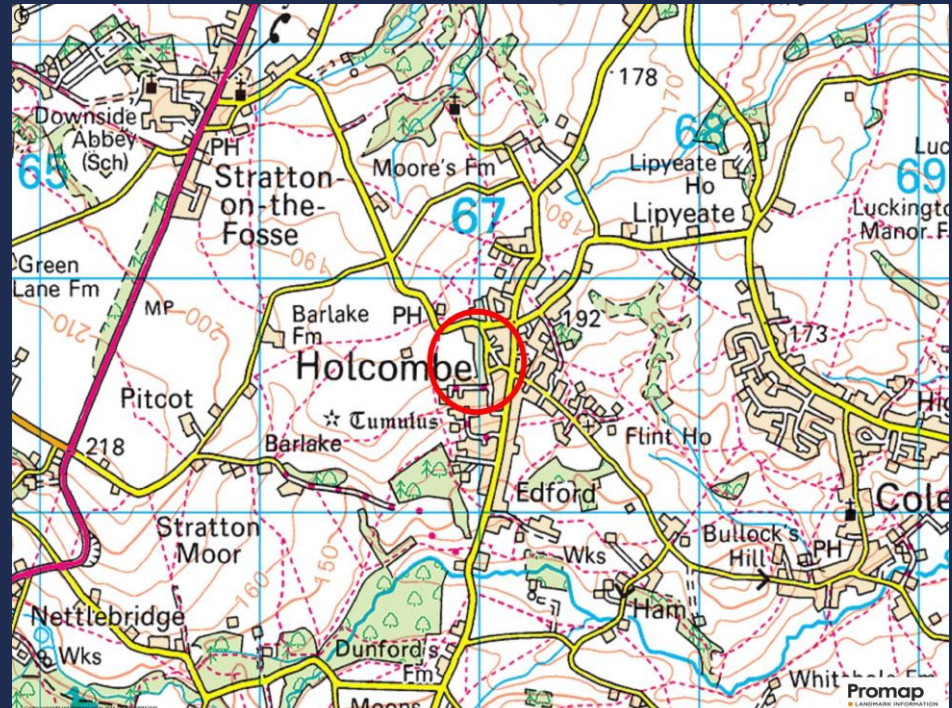
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The Council Tax Band is D and is charged at £2,040.01 for 2023/24



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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