

Rogers
& COMPANY

6 Champney Road
Frome
Somerset
BA11 2JG

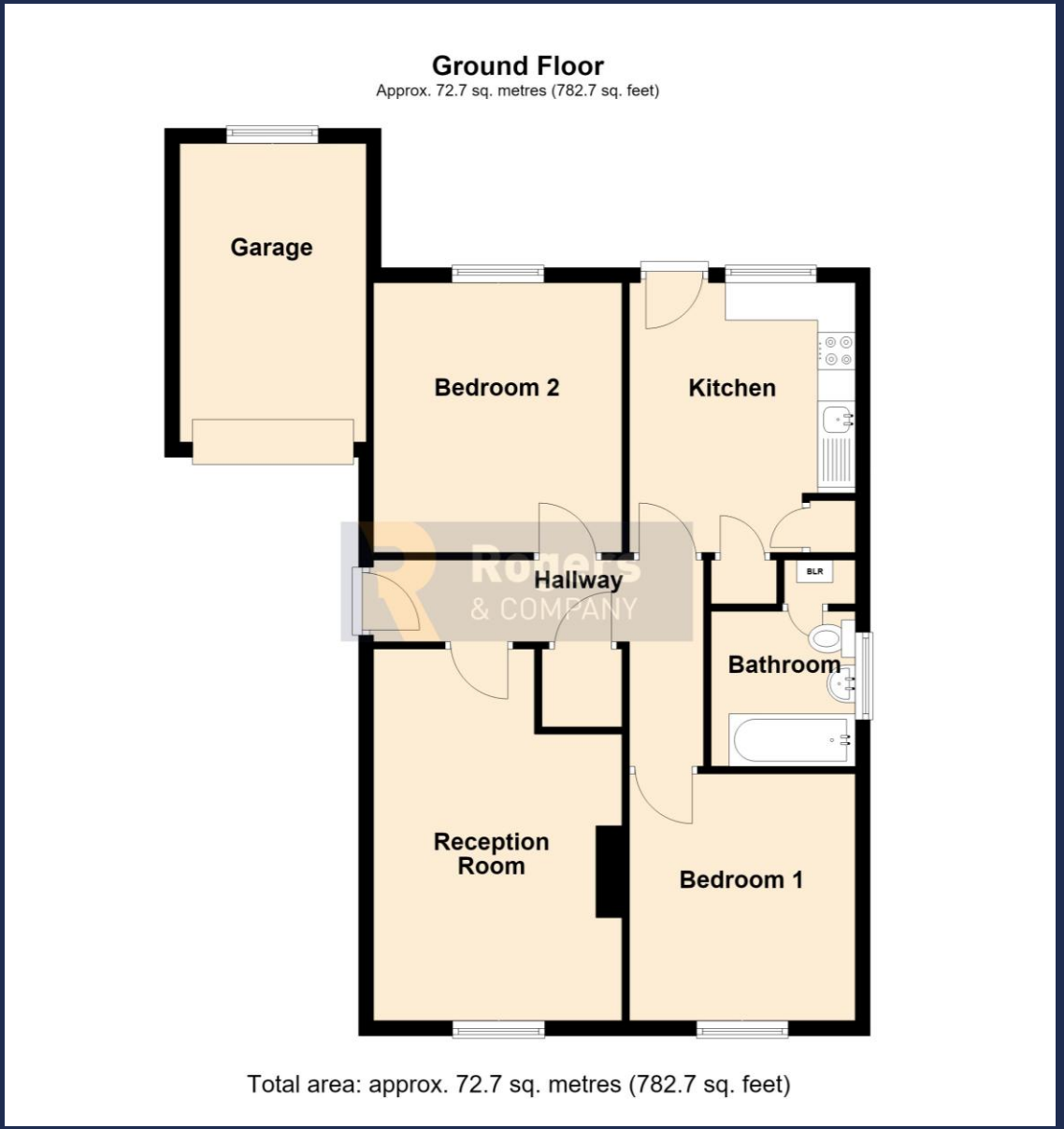
Guide Price £275,000

Situated on the sought-after Bath side of Frome, this 782 Sqft two-bedroom detached bungalow offers single level living and is offered for sale with no onward chain.

The accommodation comprises a welcoming lounge with fireplace and large front-facing window, a spacious kitchen with direct access to the rear garden, two bedrooms and a family bathroom.

Outside, the generous rear garden features a paved patio, lawn and mature shrubbery with direct access to the adjoining garage. To the front, a gravelled garden and paved driveway provides parking for approximately two vehicles.

In need of modernisation, this well-positioned bungalow offers excellent potential for downsizers, first-time buyers or those looking to put their own stamp on a property, with easy access to Frome town centre and bus routes into Bath.



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.

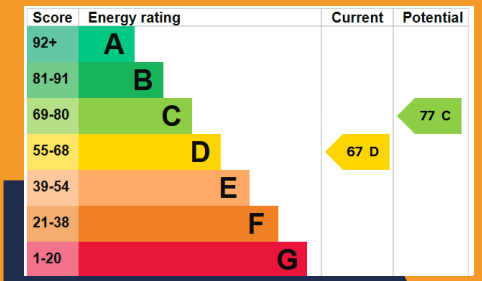
- 782 Sqft Two Bedroom Detached Bungalow
- Offered For Sale With No Onward Chain
- Welcoming Reception Room With Fireplace
- Kitchen With Direct Access Into The Garden
- Two Well-Proportioned Bedrooms
- Separate Bathroom
- Enclosed Garden With Lawn And Patio Area
- Garage And Driveway Parking For Approximately Two Vehicles
- Sought After Cul-De-Sac Location
- Easy Access To Frome Town Centre And Bath Bus Routes

- Reception Room – 16' 3" (4.95m) max x 10' 10" (3.31m)
- Bedroom 1 – 10' 10" (3.29m) x 9' 10" (3.01m)
- Bedroom 2 – 11' 10" (3.60m) x 10' 10" (3.31m)
- Kitchen – 11' 10" (3.60m) max x 9' 10" (3.01m)
- Bathroom – 6' 7" (2.01m) x 6' 7" (2.01m)
- Garage – 13' 1" (3.98m) x 8' 2" (2.48m)







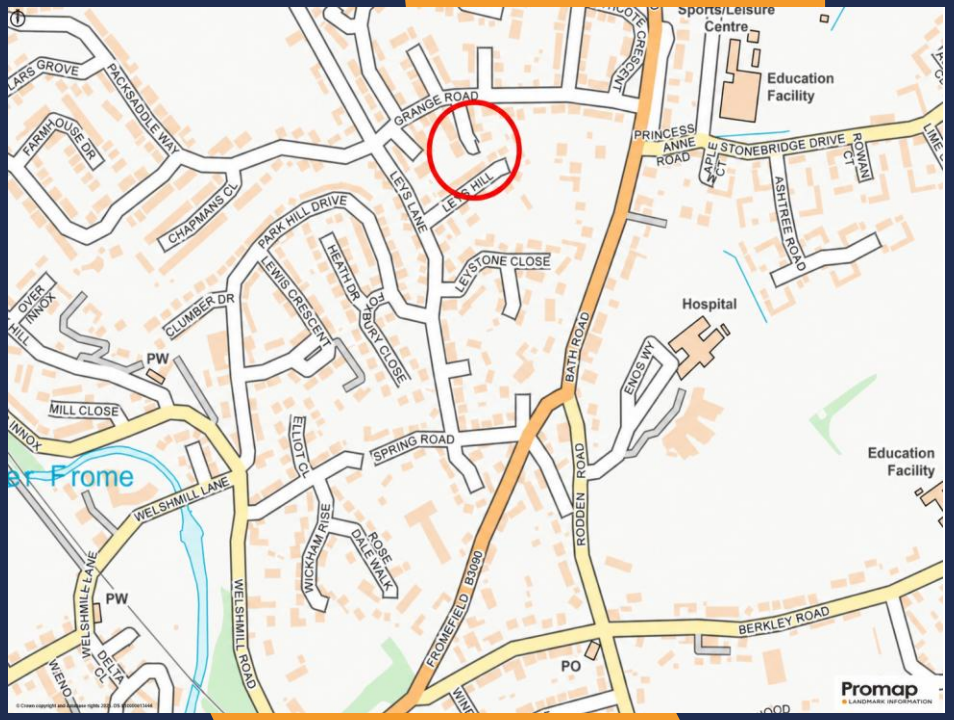



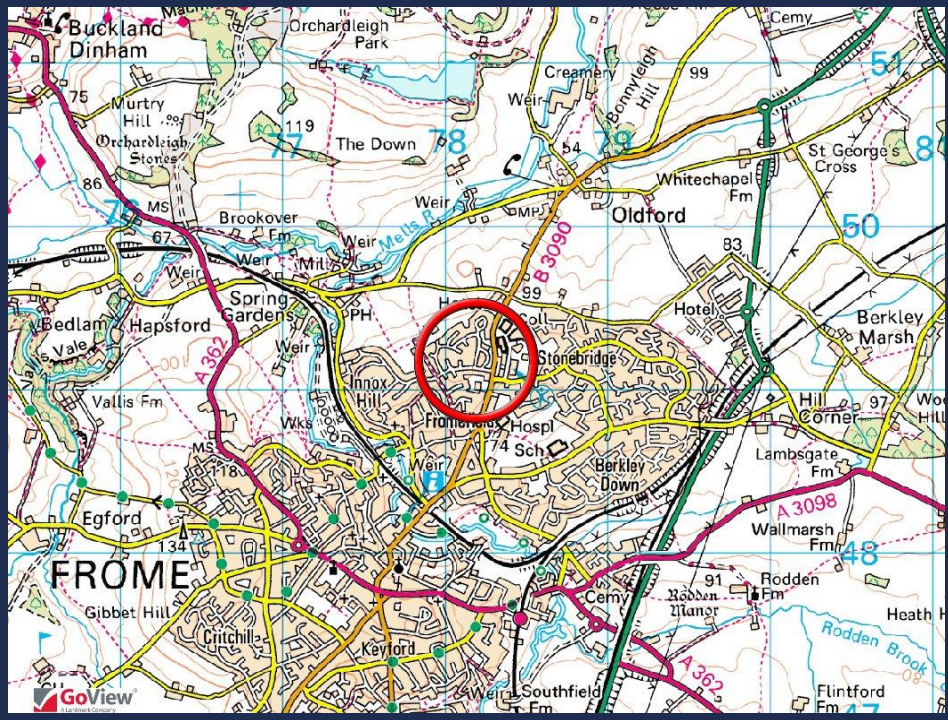
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The tenure is freehold.

All main services are connected.

The Council Tax band is C and is charged at £2,388.16 for 2026/27.





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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