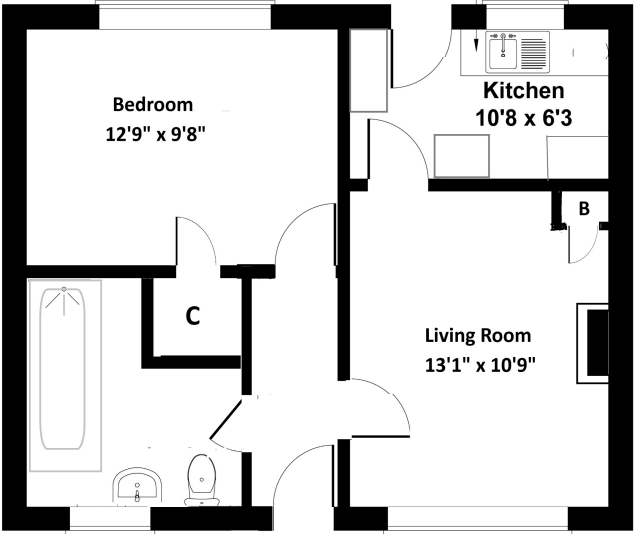




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St Johns Road, Frome, BA11 2BH
Approximate Gross Internal Area
474 sq ft - 44 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This non standard construction, one bedroom bungalow has been upgraded with external wall insulation, is fully redecorated throughout and has new wood effect laminate flooring * Generous ceiling heights and a private rear garden * Quietly set back from the road and close to Frome town centre, offering light and practical accommodation * Bright living space, well-proportioned bedroom and a private rear patio with lawn and timber shed.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- REAR PATIO, LAWN AND TIMBER SHED

Situation: The bungalow sits set back from St Johns Road in a quiet residential position, a short walk from Selwood Academy and within a mile of the town centre. The setting provides easy access to shops, services and everyday amenities while keeping the property tucked back from passing traffic. There is a regular railway service from Frome Station, approximately one and half miles away. The Georgian City of Bath lies approximately thirteen miles away.

Description: This freehold one-bedroom bungalow offers light and practical accommodation with a pleasant outlook over the rear terrace and garden. All rooms enjoy generous ceiling height which adds to the sense of space throughout. Gas fired central heating. UPVC double glazed windows and no onward chain.

Entrance Hall:

Living Room: 13'1" x 10'9" The living room is bright and comfortable with decorative cornices, an electric feature fireplace and a cupboard housing the Logic C30 gas combination boiler which is relatively new and has an A efficiency rating.

Kitchen: 8'3" x 6'2" The living room leads through to the kitchen which is naturally bright with the same generous ceiling height. The kitchen has a stainless-steel sink with a range of both wall and base units. There is space for a washing machine and fridge freezer. Double glazed window to the rear along with a UPVC door to the garden.

Bedroom: 12'9" x 9'8" A well-proportioned room with a fitted cupboard, a large radiator and double-glazed window looking over the rear garden.

Bathroom: 6'5" x 6'4" (Max) With low level WC, pedestal sink, bath with power shower unit. Double glazed window to the front.

Outside: 33' x 23' The rear garden is arranged with a paved terrace leading to a small lawn. There is a good-sized timber shed. A gate opens onto the path that runs beneath the covered archway, giving access around to the front of the bungalow while keeping the outdoor space enclosed and private. To the front of the property is a small shingle parking space.

