

# Lettings-R-Us

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## lettings

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## 28 Harris Close

, Frome, Somerset, BA11 5JY

# Rental £1,025 pcm

2 bedroom Flat / Apartment available 25 October 2025

8 Harris Close, Frome, Somerset,  
BA11 5JY

lettings@lettings-r-us.co.uk

# 01373 454 188



**Opening Times**

Mon 09.00 - 20.00; Tues 09.00 - 20.00

Wed 09.00 - 20.00; Thurs 09.00 - 20.00

Fri 09.00 - 20.00; Sat 09.00 - 20.00;

Sun 09.00 - 20.00

- \* Unfurnished
- \* Electric Heating
- \* Council Tax Band B

- \* Two Bedrooms
- \* Double Glazing

- \* One Reception Room
- \* Allocated Parking

## Situation

A two double bedroom first floor flat with views over river. The property accommodation comprises of: Lounge, kitchen with washer/dryer, two double bedrooms, family bathroom and parking. The property benefits from electric storage heaters, double glazing, security intercom system and is near train station. Available 25th October 2025 EPC- C Council Tax Band - B  
TENANTS: If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw.  
Property Particulars: We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only, and are not precise. If you require clarification or further  
Property Ref: inst-5711

All measurements are approximate.

## Further Information

The deposit required is £1,025

The landlord has requested to include Landlord will not be responsible for repair, replacement or removal of white goods at the property.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 240 Months

Creation Date: 09/09/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944