

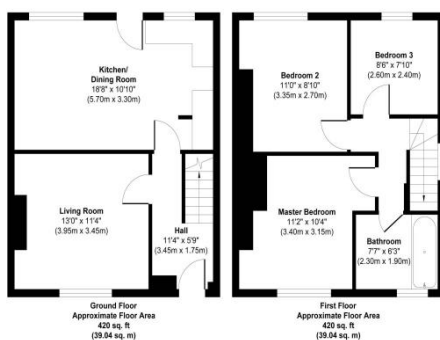
Lettings-R-Us

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Woodland Road

, Frome, Somerset , BA11 1LF

Rental £1,450 pcm

3 bedroom House available Now

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

* Furnished

Situation

This well-presented three-bedroom end-of-terrace house offers generous living space. Situated in a quiet residential area, the property is conveniently located within easy reach of Frome town centre and all its local amenities. Upon entering the home, you are welcomed by a bright and practical entrance hall, leading into a comfortable lounge – a perfect space to relax and unwind. To the rear of the property, a spacious open-plan kitchen and dining area spans the width of the house, offering ample room for family meals and entertaining guests. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor living experience. Upstairs, the property boasts three well-proportioned bedrooms, ideal for a growing family or those in need of a home office or guest room. The family bathroom features a modern suite with a shower over the bath, offering both convenience and comfort. Additional benefits include double glazing throughout and efficient gas central heating, ensuring a warm and energy-efficient home year-round. Externally, the property features both front and rear gardens – the rear garden providing a secure and private outdoor space. Available end of September 2025! EPC - D 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

Property Ref: inst-5730

All measurements are approximate.

Further Information

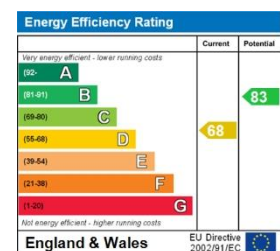
The deposit required is £1,450

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

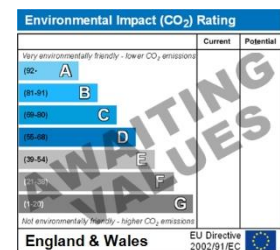
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 22/09/2025

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