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## Wallbridge House

, Wallbridge Road, Frome, Somerset, BA11 1RL

# Rental £895 pcm

1 bedroom Flat / Apartment available 15 September 2025

8 Harris Close, Frome, Somerset,  
BA11 5JY

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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
- \* Allocated Parking

- \* One Bedroom
- \* Double Glazing

- \* Council Tax Band A

## Situation

An exceptionally large one bedroom ground floor apartment right by the train station. The property accommodation comprises of: Communal entrance hall and then through the front door leading into a lounge with two sash windows, a recessed area housing the dining room table and chairs, separate kitchen/breakfast room with washer/dryer, fridge/freezer, oven and hob, master bedroom with double bed, en-suite shower room and parking. The property benefits from double glazing and one cat or small dog allowed with 5 weeks deposit. An absolute must see property. £25pcm to be paid on top of the rent for the service charge. Available 10th March 2025 EPC- E Council Tax Band - A 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 Property Ref: inst-5705

All measurements are approximate.

## Further Information

The deposit required is £920

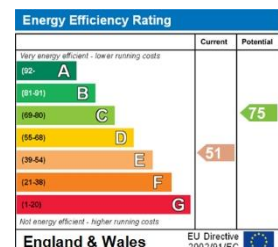
The landlord has requested to include £25pcm included in the rent for the service charge., The Tenant acknowledges that they have reviewed the original inventory dated 15/03/2025, which was prepared at the commencement of the tenancy. By signing this agreement, the Tenant accepts the Inventory as an accurate reflection of the property condition and contents as of the original inventory date. The Tenant agrees to be responsible for the property and its contents in accordance with the Inventory and to return the property in the same condition, subject to reasonable wear and tear.

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

## 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.

Creation Date: 05/09/2025

## 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