

# Lettings-R-Us

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## The Mead

, Rode , Frome , BA11 6PF

# Rental £1,500 pcm

3 bedroom Semi Detached House 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
- \* Downstairs Cloakroom

- \* Two Reception Rooms

- \* Garden

## Situation

Lettings-r-us are delighted to present this three-bedroom, semi-detached house, offering spacious living with two reception rooms. The property is featuring a luxurious kitchen, contemporary bathroom, and a convenient downstairs cloakroom. French doors from the dining room lead into the large garden, perfect for outdoor living. The home also benefits from a garden room area with plumbing for utility area, newly and new double glazing throughout. Set on a generous corner plot, the property boasts ample driveway space for several cars. Situated in a peaceful cul-de-sac, it offers a tranquil setting with picturesque countryside views across the front. Located in the heart of this desirable village, with easy access to Bath, Frome, Bradford-on-Avon, and Trowbridge, this home is ideal for those seeking both privacy and convenience. Available 25th October 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 £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 Ref: inst-5717

All measurements are approximate.

## Further Information

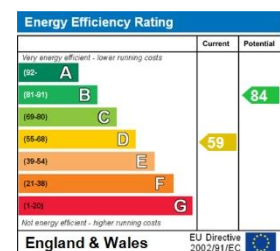
The deposit required is £1,500

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

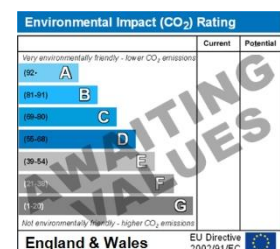
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 10/09/2025

## 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