

Lettings-R-Us

www.lettings-r-us.co.uk

lettings

-r-

us

Let Agreed



The Old Brewery

, Gentle Street, Frome, Somerset, BA11 1JH

Rental £1,200 pcm

2 bedroom Flat / Apartment available 07 December 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
- * Allocated Parking

- * Double Glazing
- * Gas Central Heating

- * En-Suite
- * Council Tax Band B

Situation

A two double bedroom Penthouse loft style apartment centrally located in a converted Old Brewery. The property comprises of: Entrance hallway with two cupboards, New kitchen/diner with fridge/freezer, dishwasher, washing/dryer, gas hob, electric oven, pantry, lounge with laminate flooring, wall and ceiling lights, master bedroom with en-suite shower room, fitted mirrored cabinet on the wall and fitted wardrobe, second double bedroom with double fitted wardrobes, family bathroom with shower over the bath, integrated sink cabinets and spot lights over the sink. Outside can be found communal gardens, lock up bike and bin store, electric gated car park with allocated parking. The property benefits from double glazing, gas central heating and a lift. A must see! No pets allowed. Available 25th February 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 Particulars: We endeavour to make our property particulars Property Ref: inst-5777

All measurements are approximate.

Further Information

The deposit required is £1,200

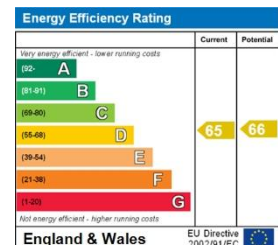
The landlord has requested to include £25pcm included in the rent for the service charge., No commercial Vehicles to be parked in the dedicated parking space., No pets to be allowed in the flat.

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

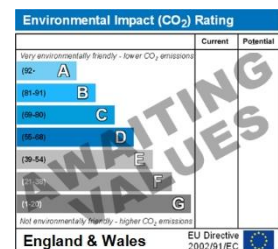
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

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 (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
Creation Date: 17/11/2025

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