

Lettings-R-Us

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## Upper Whatcombe Road

, Frome, Somerset, BA11 3SA

Rental £1,500 pcm

4 bedroom House available 30 June 2026

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
- \* Two Reception Rooms
- \* Gas Central Heating

- \* Three/Four Bedrooms
- \* Parking
- \* Double Glazing

- \* Downstairs Cloakroom
- \* Garden
- \* Council Tax Band D

## Situation

A four bedroom detached house with two reception rooms. The front door can be found on the side of the building leading into the entrance hallway with a downstairs WC, a door into the converted integral garage, which now makes a sensible dining room with plenty of cupboard storage. The living room is at the front of the house with a kitchen/dining room at the rear with double doors out to the really pleasant, tiered garden. On the first floor there are four bedrooms and a modern shower room. There is a gas fired central heating system with and double-glazed windows and doors. 1 cat and one small dog allowed. 5 week deposit. Available end of June 2026! EPC - C Council Tax Band - D

**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

Property Ref: inst-5903

All measurements are approximate.

## Further Information

The deposit required is £1,730.76

The landlord has requested to include The fridge/freezer will not be replaced/repared or disposed of by the landlord should it go wrong.

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 500 Months

Creation Date: 05/05/2026

## 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, 2026. Lettings-R-Us Registered in England No. 5117944