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## Packsaddle Way

, Frome, Somerset, BA11 2RW

# Rental £950 pcm

1 bedroom Flat / Apartment available 01 July 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
- \* Garden
- \* Parking

- \* One Bedroom
- \* Gas Central Heating
- \* Council Tax Band A

- \* One Reception Room
- \* Double Glazing

## Situation

A purpose built one double bedroom ground floor garden apartment. The property accommodation comprises of: Own entrance, entrance hall, kitchen/diner with fitted integrated washer/dryer, gas hob, electric oven, extractor fan, fridge/freezer and dishwasher, approximately 18' lounge with dual aspect windows and French doors leading to the courtyard garden, bathroom with feature curved shower/bath with glass screen over and double bedroom. Outside can be found a courtyard garden and driveway parking. The property benefits from double glazing and gas central heating. The property is located at the end of a cul de sac location. £125pcm to be paid per month on top of the rent to pay for the gas, water and sewage. Available 1st July 2026! EPC - C 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

Property Ref: inst-5924

All measurements are approximate.

## Further Information

The deposit required is £1,240.38

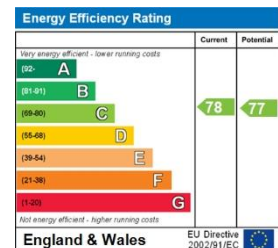
The landlord has requested to include £125 included in the rent to pay for gas, water and sewage bills.

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

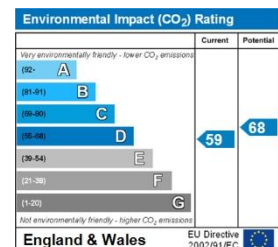
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 500 Months

## 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: 27/05/2026

## 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