



Smithy Lane

, Frome, Somerset, BA11 1EP

Rental £1,195 pcm

2 bedroom House available 01 August 2026

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
- * One Reception Room

- * Two Bedrooms
- * Gas Central Heating

- * Downstairs Cloakroom
- * Council Tax Band A

Situation

A two bedroom end of terrace three storey period property with accommodation comprising of: Entrance hall with downstairs cloakroom, leading to hallway and lounge/diner with feature fireplace and plumbing with washing machine in under stairs cupboard, spiral staircase leading up to kitchen with built in stainless steel cooker, hob and hood, benefiting from a velux window. Bedroom two with built in wardrobe and window seat. Landing with under stairs cupboard, bathroom with double ended bath with power shower above and tiled. Staircase up to second floor, with under eaves storage cupboard, master bedroom with dormer window to rear of property with views, side window with exposed stonework. The property also benefits from exposed beams and stone work, gas central heating, carpets and flooring. The property is centrally located. Pets considered (one small dog or one cat). 5 week deposit required. Available 1st August 2026! EPC - D 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 Property Ref: inst-5913

All measurements are approximate.

Further Information

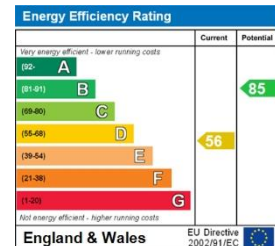
The deposit required is £1,378.84
The landlord has requested to include Tenants are allowed one cat at the property.

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

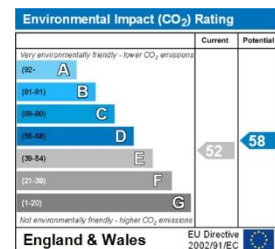
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 500 Months

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 (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 dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.
Creation Date: 13/05/2026

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