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Water Lane

, Frome, Somerset, BA11 4AD

Rental £995 pcm

1 bedroom House available 22 October 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

- * One Bedroom
- * Gas Central Heating

- * One Reception Room
- * Council Tax Band A

Situation

A one bedroom character mid-terrace period property situated in a quiet no through road. The property accommodation comprises of: Lounge with feature fireplace, iron grate, wooden mantel and surround, tiled hearth, Kitchen with a range of base and wall units, oven, space for a washing machine, staircase to first floor with recess area under, door leading to the rear courtyard. Upstairs there is a bathroom with four piece bathroom suite including a separate shower cubicle, wash hand basin inset into a vanity unit, low level WC and corner bath, loft access, bedroom with built-in wardrobe and feature fireplace. Outside to the rear can be found a small courtyard garden. The property benefits from some double glazing and gas central heating. The property will accept one small dog or a cat. Available 22nd October 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 requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw. Property Particulars: We endeavour Property Ref: inst-6020

All measurements are approximate.

Further Information

The deposit required is £1,148.07

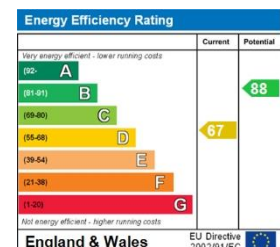
The landlord has requested to include Tenant is allowed one Labrador dog at the property.

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

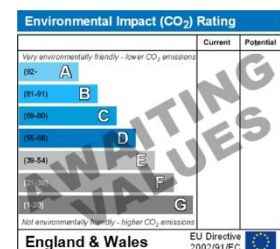
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 500 Months

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: 18/09/2026

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