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St Johns Road

, Frome , Somerset , BA11 2BA

Rental £1,150 pcm

2 bedroom Flat / Apartment available 12 January 2027

8 Harris Close, Frome, Somerset,
BA11 5JY
lettings@lettings-r-us.co.uk
01373 454 188

The Property Ombudsman

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

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* Unfurnished
* Gas Central Heating

* Council Tax Band A

* Two Bedrooms

Situation

A spacious two-bedroom ground floor flat, ideally located within easy reach of Frome town centre. The property was repainted and had brand new flooring put in in 2026! The accommodation comprises an entrance hall, a bright and well-proportioned living/dining room, a separate kitchen, two generous double bedrooms, and a bathroom. The property has been newly painted and benefits from brand new flooring throughout, creating a fresh and modern feel. Further benefits include double glazing and gas central heating, ensuring energy efficiency and year-round comfort. Available 12th January 2027! EPC - D ***Council Tax Band - A*** (Cheapest band!) *AI-Enhanced Images Disclaimer* - Some photographs have been digitally enhanced or edited using AI for marketing and presentation purposes. These images are intended to provide an illustrative representation only and may differ slightly from the property's actual appearance. Prospective tenants are advised to rely on the original photographs and arrange a viewing to appreciate the property's true condition and appearance. 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 Property Ref: inst-6060

All measurements are approximate.

Further Information

The deposit required is £1,326.92

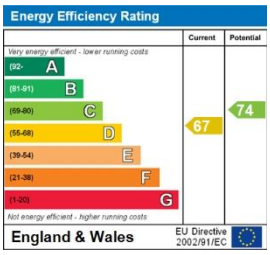
The landlord has requested to include The Tenant agrees to install luxury vinyl tile (LVT) flooring in the entrance hall, lounge, and hallway between the bedrooms, carpets in both bedrooms, and linoleum flooring in the bathroom, all at the Tenant's own cost., The Tenant is allowed one Cocker Spaniel dog at the property.

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

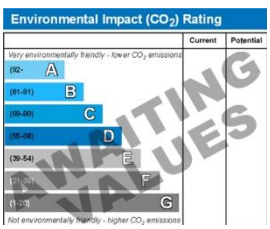
The landlord is willing to rent the property for a minimum of 1 Month and a maximum of 500 Months

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.



Creation Date: 12/11/2026

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