

property details **approval form**

19 Lily Road, Frome, Somerset, England, BA11 5FQ

Date: 29 May 2026

Property Ref and Version: FRO112039 - 0004

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£315,000

Tenure: Freehold

>> **key features**

- > Master Bedroom with En-Suite Shower Room
- > Two Reception Rooms
- > Large Kitchen/Diner
- > Convenient Downstairs WC
- > Family Bathroom
- > Low Maintenance Rear Garden
- > Two Allocated Parking Spaces
- > EV Charging Point
- > EPC Rating: B

>> **short description**

A beautiful home offering a lounge, flexible second reception room and a spacious kitchen-diner with French doors to a low-maintenance garden. Upstairs features a master bedroom with ensuite, two further bedrooms and a family bathroom. The property also includes two parking spaces and EV charger.

>> **long description**

Step through the porch into the spacious lounge, featuring a front-facing window that fills the room with natural light. From here, a second reception room provides valuable flexibility — ideal as a playroom, home office or additional sitting room. A convenient downstairs toilet completes the ground floor.

The stylish and generously sized kitchen-diner forms the heart of the home, offering plenty of space for cooking, dining and entertaining. It includes an integrated extractor, hob and oven, and French doors open directly onto the rear garden, creating a seamless indoor–outdoor flow perfect for summer evenings, children playing or relaxed weekends with friends.

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Upstairs, the generous master bedroom benefits from its own ensuite shower room, offering a calm and practical retreat at the end of the day. Two further bedrooms and a modern family bathroom make the layout ideal for family life or visiting guests.

The rear garden has been designed with low maintenance in mind, featuring a large patio area and gravelled section — perfect for outdoor dining or simply enjoying the sunshine. To the front of the property, there are two allocated parking spaces, along with the added benefit of an EV charger.

>> **directions**

>> **Agent Note**

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>> **room description**

Porch

Space for coats and shoes.

Lounge

15' 7" x 10' 7" (4.75m x 3.23m)

Double glazed window looking out to the front of the property. Radiator.

Playroom

16' 8" x 7' 8" (5.08m x 2.34m)

Double glazed window looking out to the front of the property. Radiator.

Hallway

Stairs rising to the first floor.

Wc

WC. Basin. Radiator.

Kitchen/Diner

18' 11" x 7' 10" (5.77m x 2.39m)

Kitchen area - double glazed window looking out to the garden. Wall and base units with contrasting handles. Marble effect worktops. Integrated extractor, hob and oven. Facilities for further appliances.

Dining area - storage cupboard. Double glazed double French doors leading out to the garden. Radiator.

Hall

Airing cupboard. Radiator.

Bedroom One

18' 11" x 8' 9" (5.77m x 2.67m)

Two double glazed windows looking out to the front of the property. Built-in wardrobe. Radiator.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window looking out to the rear of the property. Radiator.

Bedroom Three

9' 10" x 7' 2" (3.00m x 2.18m)

Double glazed window looking out to the rear of the property. Radiator.

Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

WC. Basin. Bath. Radiator.

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>> **room description**

Rear Garden

Fully enclosed. Large patio area. Large gravelled area. Outside tap.

Parking

To the front of the property there is parking for two cars. EV charging point.

En-Suite Shower Room

WC. Basin. Shower cubicle.

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>> **room description**

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>> property images



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>> **property images**



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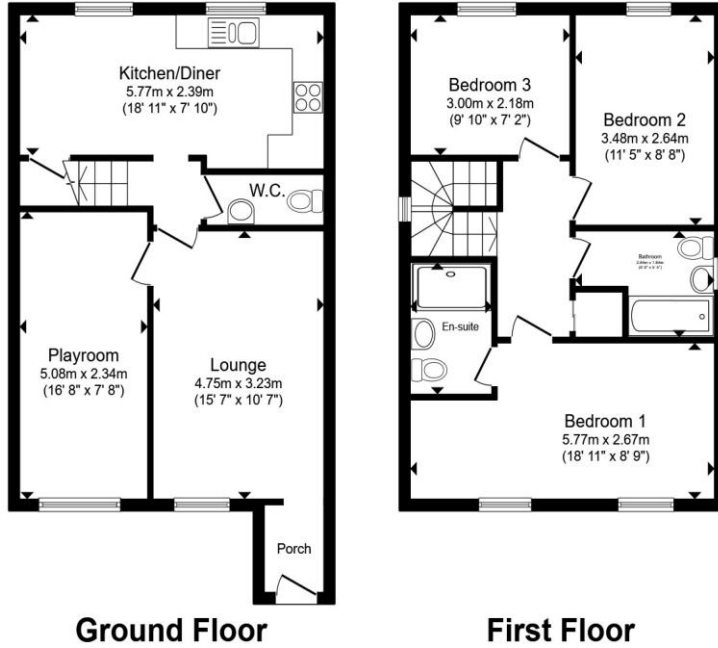
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>> floor plan



Total floor area 100.8 m² (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
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