



📍 39 St. Johns Road, Frome, BA11 2BA

📄 Auction Guide £80,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 14
- Guide Price £80,000+

🏠 Leasehold

📊 EPC Rating D



LOT 14
FOR SALE BY ONLINE AUCTION
THURSDAY 12th FEBRUARY 2026
GUIDE PRICE £80,000+

2 Bedroom ground floor flat in need of some updating. Situated in an established residential area and within easy reach of Frome town centre. Ideal investment or first time buy.

The accommodation comprises; entrance hall, living/dining room, kitchen, 2 double bedrooms and a bathroom. The property has double glazing and gas central heating.

Externally there is communal gardens. On street parking is available nearby on a 'first come first served' basis

In good order the flat should achieve a rental income in the region of £12,000 per annum.

Leasehold. A new 125 year lease with peppercorn ground rent will be created.

what3words///backs.vision.scales

For further information please go to our auction site.

Situation

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

Viewings

To arrange a viewing, contact: Trowbridge Office.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

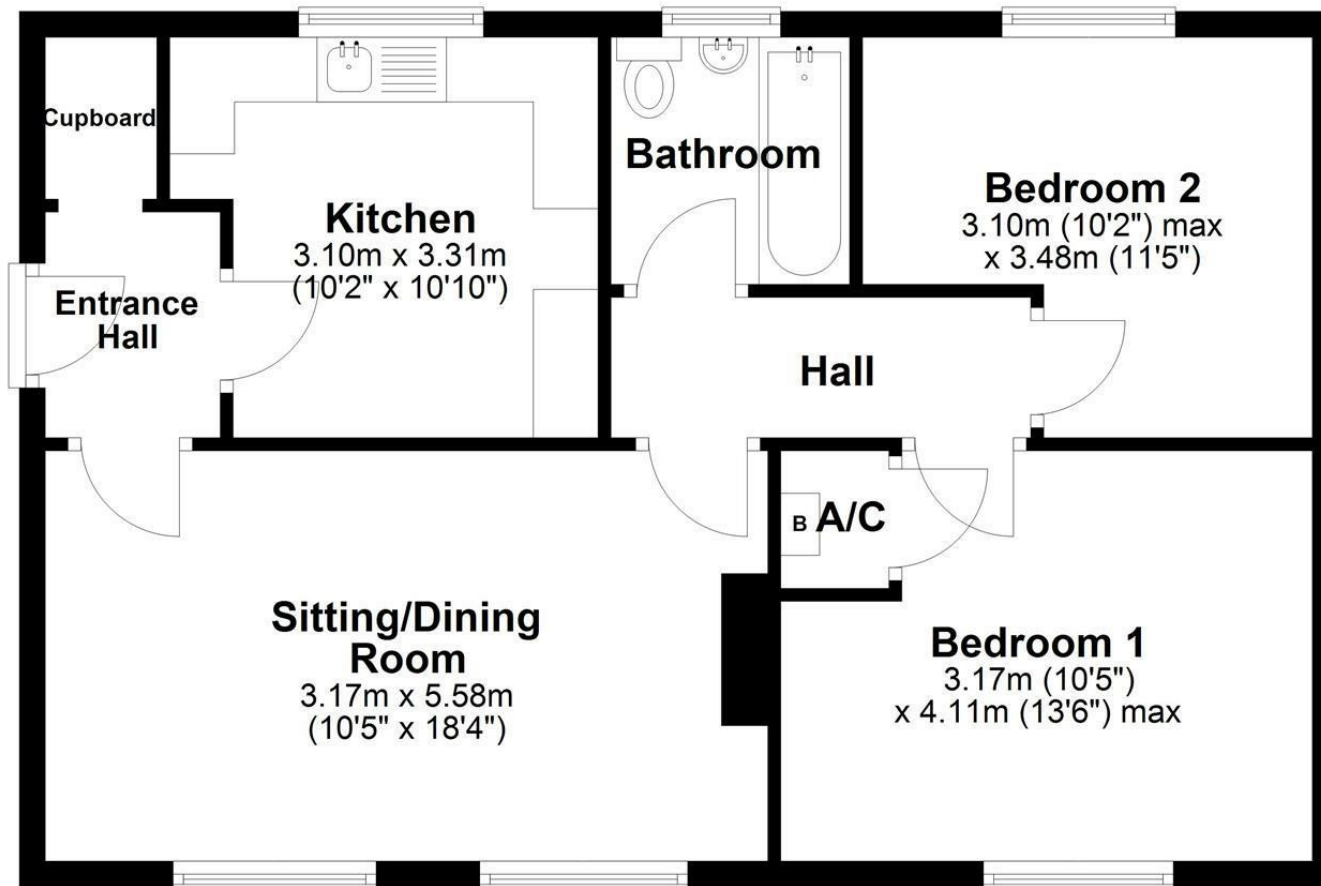
Legal Pack

You can download or pre-register for the legal packs via our website www.strakers.co.uk by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.



Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.