Great Western Street, Frome, Somerset, BA11 1FZ

Offers in excess of £350,000

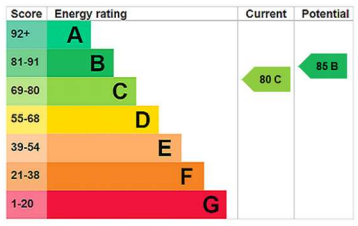
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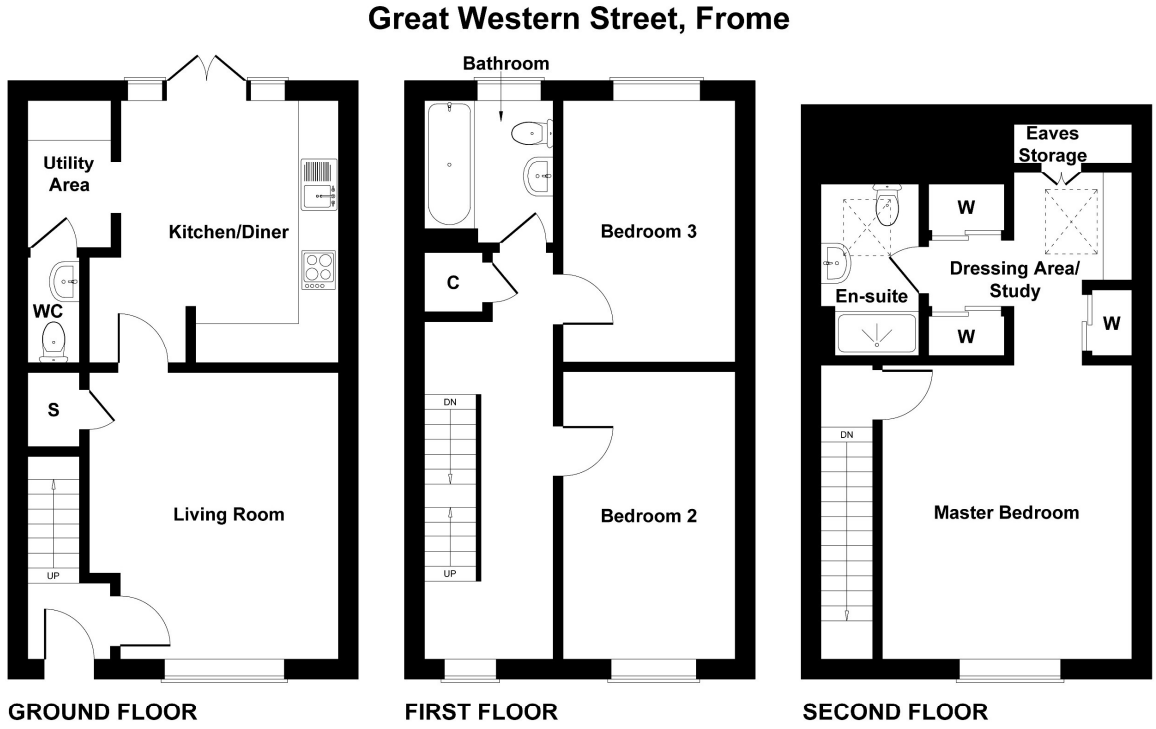


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Directions: From our offices in the Market Place proceed to the top of Bath Street at the mini roundabout turn left into Christchurch Street East, at the next roundabout take the second turning left into Garsdale and then right into Great Western Terrace passing the turning to Rivers Reach bearing right into Great Western Street and the property will be found on the right hand side.

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** A beautifully presented three double bedroom, three storey modern town house * Stylish kitchen/dining room which was re-fitted approximately two years ago and incorporates an electric oven, induction hob, extractor, full sized dishwasher, fridge and freezer * Separate utility room and ground floor cloakroom in addition to a first floor family bathroom and second floor en-suite shower room * Generous sized principal bedroom with dressing area, three wardrobes and an adjacent en-suite shower room * South facing enclosed rear garden with a studio/summer house with power and light and broadband connection * Single garage with two parking spaces**

Situation: The property lies a little over 1/4 mile from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros and national chains including Marks & Spencer. The railway station lies approximately 1/4 mile and the Georgian city of Bath approximately 13 miles.

Description: Built approximately 13 years ago this stylish three double bedroom three storey house has been the subject of updating works by the current owner with a replacement fitted kitchen (installed approximately 2 years ago) incorporating an electric fan assisted oven, induction four ring hob, extractor hood, dishwasher, fridge and freezer. There is an adjacent utility room and off this a downstairs cloakroom. To the first floor two double-sized bedrooms and a family bathroom with the principal bedroom to the second floor. The enclosed south facing rear garden has a variety of shrubs, bushes and established trees and to the bottom is a substantial home office/studio which has mains power and light together with broadband and is currently used as a home office.

Accommodation: All dimensions being approximate.

Entrance Hall: With a radiator within a radiator cover, staircase rising to the first floor and door to:

Lounge: 13'9"x11'9" with a radiator, double-glazed window with shutters to the front, an engineered wood floor, large understairs storage cupboard and door to:

Kitchen/Dining Room: 12'9"x11'7" with a comprehensive range of light grey high gloss fitted units with contrasting composite work surfaces comprising a Franke one and a half bowl scratch resistant sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an AEG electric fan assisted oven, four ring induction hob with extractor hood above, full sized dishwasher, separate fridge and freezer. Eye level units incorporating ceramic metro tiling and under pelmet lighting, LVT flooring, radiator, UPVC sealed double-glazed double French doors and side panels leading to the rear garden and access through to:

Utility Area: With space and plumbing for a washing machine and tumble drier, cupboard housing a Baxi gas fired combination boiler supplying domestic hot water and central heating to radiators, radiator and door to:

Cloakroom: With a low-level WC, wash basin with a tiled splash, radiator and extractor.

Galleried Landing: With double-glazed window to the front with window shutters, radiator and a staircase rising to the second floor, laundry cupboard and doors to:

Bedroom 2: 12'8"x8'4" with a radiator within a radiator cover, double-glazed windows to the rear and window shutters.

- **ENTRANCE HALL**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **UTILITY ROOM**
- **CLOAKROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE-SIZED BEDROOMS**
- **FAMILY BATHROOM**
- **SECOND FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH EN-SUITE DRESSING AREA**
- **SHOWER ROOM**
- **ENCLOSED SOUTH FACING REAR GARDEN**
- **OFFICE/STUDIO**
- **SINGLE GARAGE**
- **TWO ADDITIONAL PARKING SPACES**

Bedroom 3: 13'9"x8'4" with a radiator, double-glazed window to the front and window shutters.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, pedestal wash basin, low level WC, vertical towel rail/radiator, tiled floor and obscure double-glazed windows to the front and separate window shutters.

Second Floor:

Landing: With door to:

Principal Bedroom: 13'9"x11'7" with a radiator, double-glazed windows to the front and window shutters.

Dressing Room: With three built-in wardrobes (two of which are full height), shelved recess and eaves storage. Double-glazed roof light to the rear slope and door to:

En-Suite Shower Room: With a tiled shower enclosure with a wall mounted overhead rain shower and separate hand shower, pedestal wash basin, low level WC, vertical towel rail/radiator and a double-glazed roof light to the rear slope.

The Rear Garden: Is a particular feature of the property measuring 35' in length by 20'8" in width with a side pedestrian access. There is a full width porcelain patio with a pergola area to the side, lawn, raised flower beds and a wooden and gravel pathway in turn leading to a lower patio area. The garden enjoys a southerly aspect and leads to: Summer House/Home Office: Measuring internally 9'x9' of wooden construction with power, light and broadband connection.

Outside: Close to the property there are two allocated parking spaces and in turn access to the:

Single Garage: Measuring internally 18'x9' with a metal up and over door.



