Directions: From our offices in the Market Place, proceed to the top of North Parade turning left into Welshmill Road and then left again into Welshmill Lane. At the top of the hill, take the turning left into Trinity Street and then immediately left again into Trinity Walk, where the property will be found on the left-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.

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Traditional Values / Modern Approach



Trinity Walk, Frome, Somerset, BA11 3DJ

Guide Price £230,000
Freehold

*** A modern three-bedroom modern terraced house * Dual aspect lounge * Enclosed rear patio garden * Gas fired central heating to radiators * Convenient location with the Trinity conservation area * No onward chain**

- **ENTRANCE HALL**
- **KITCHEN/DINING ROOM**
- **LOUNGE**
- **REAR LOBBY**
- **BATHROOM**
- **SEPARATE WC**
- **THREE BEDROOMS**
- **GARDENS TO THE FRONT AND REAR**

Situation: The property lies in a predominantly older part of the town less than a quarter mile of the town centre and the popular St. Catherines area of Frome which has a comprehensive range of independent shops, boutiques cafes and bistros. Further into the Market Place there are additional shops and national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to have been built in the 1960's this three-bedroom modern house has double-glazed windows and gas fired central heating to radiators. The kitchen/dining room is fitted with a range of cream fitted units together with an original shelved pantry cupboard. Access from this room leads onto an enclosed low maintenance patio garden. This affordable property would benefit from general updating to create a comfortable family home which is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part UPVC sealed double-glazed front door, radiator, glazed door to the lounge and further glazed door to:

Kitchen/Dining Room: 18'3" x 9'6" With double-glazed windows to the front and rear elevation, larder cupboard and a range of fitted units incorporating a stainless steel one and a half bowl single drainer sink, adjacent work surfaces with drawers and cupboard beneath. A slot-in cooker, integrated fridge and freezer and space and plumbing for a washing machine and tumble drier. Understairs storage cupboard, radiator and a wall mounted Vaillant gas fired combination boiler supplying domestic hot water and central heating to radiators.

Lounge: 18'1" x 10' 6" Enjoying dual aspect with UPVC sealed double-glazed windows to the front and rear elevation, radiator, fireplace with stone surround (at present blocked off), fifteen glazed door to:

Rear Lobby: With a part glazed door to the rear garden and staircase rising to the:

First Floor Landing: With a linen cupboard with slatted shelves and doors to:

Bathroom: With a panelled bath with a shower attachment with a separate Triton electric shower, pedestal wash basin, radiator and an obscure double-glazed window to the front.

Separate WC: With a low-level suite.

Bedroom 1: 13' 2" x 9' 6" With a radiator, built-in wardrobes to one wall and a double-glazed window to the rear.

Bedroom 2: 11'7" maximum x 8' 8" plus a large door recess with a radiator. Built-in wardrobes to one wall, access to the roof space and a double-glazed window to the rear.

Bedroom 3: 10' 5" x 7' 1" With a radiator, built-in cupboard and a double-glazed window to the front from which far reaching views may be enjoyed towards Cley Hill and the Longleat estate.

Outside: To the front of the property is a small, paved area whilst to the rear is an enclosed garden measuring 24' 3" x 18' 9" which is mainly paved with gravelled beds. There is a rear pedestrian access.









