



 3  1  2 EPC TBC £300,000 - £325,000 Freehold

94 Vallis Road
Frome
BA11 3EN

COOPER
AND
TANNER



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Guide Price £300,000 - £325,000 Freehold

Description

94 Vallis Road is a complete renovation project that has huge potential to create an impressive family home on the edge of Frome.

The accommodation includes an entrance porch leading into the first floor landing which gives access to three bedrooms, one of which is a huge space with an attached dressing area that could be partitioned off to create a fourth bedroom. There is also a family bathroom on the first floor. Stairs lead down to the lower ground floor which provides a spacious living room with an open fireplace and access into the sun room which opens onto the rear gardens. There is also a large kitchen downstairs, a separate utility and a shower room.

Outside

The gardens are a great size and there is a solid built outbuilding adjacent to the property. The gardens are now very overgrown and offer great potential.

Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.

Viewing

Strictly through Cooper and Tanner on 01373 455060

Local Information Frome

Local Council: Mendip District Council

Council Tax Band: TBC

Heating: TBC

Services: Mains electricity, water and drainage.
Gas

Tenure: Freehold



Motorway Links

- A303
- M4, M5



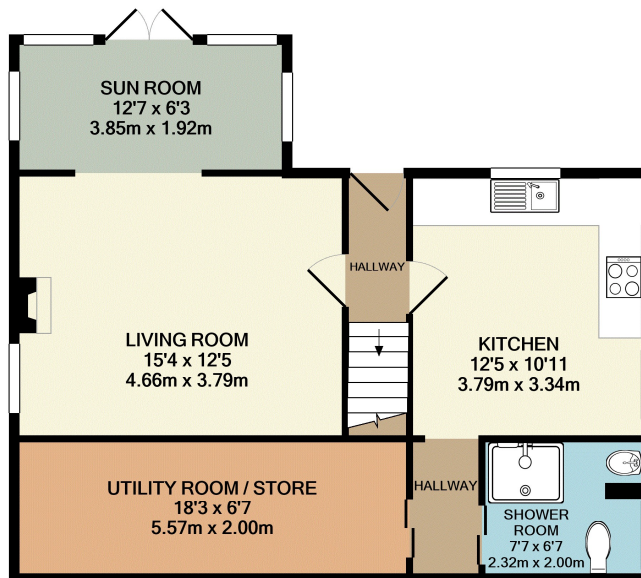
Train Links

- Frome, Westbury
- Bath, Bristol

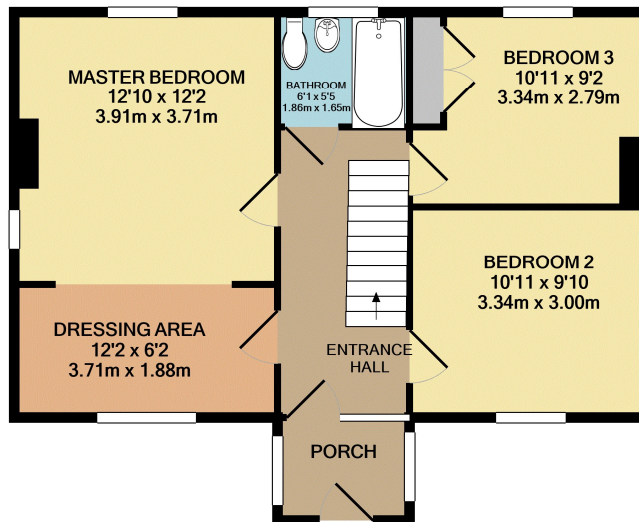


Nearest Schools

- Frome



LOWER FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FROME OFFICE

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**COOPER
AND
TANNER**

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