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 EPC C

Offers Over £185,000
Freehold

135 Whatcombe Road,
Frome,
Somerset BA11

**COOPER
AND
TANNER**



135 Whatcombe Road, Frome, Somerset BA11 3AT

 2  1  1 EPC C

Offers Over £185,000 Freehold

Description

A beautifully presented end of terrace two-bedroom property with allocated parking. The house is located in the popular Whatcombe estate on the edge of Frome.

The accommodation includes an entrance into the light and bright kitchen/diner with a range of both wall and base units, ample space for appliances windows to the front and a door leading into the living area. The lounge features under stairs bespoke cabinets and double-glazed doors leading to the rear enclosed garden allowing for ample natural light throughout.

On the first floor there are two bedrooms with the master benefiting from ample space with countryside views. Bedroom two is a double room with two storage cupboards and window to the front. The bathroom enjoys a white three-piece suite with shower over the bath.

Outside

To the rear of the property there is an enclosed rear garden with a decked area perfect for a summer's evening barbeque. There is a further seating area all of which is enclosed by high wooden fencing allowing

for a good degree of privacy. To the side of the property there is a lean-to shed and a gate giving access to the parking area which includes two allocated parking spaces. The space for a garage (subject to the necessary planning consent) is occupied by a 16' x 8' wooden shed, which leaves space for one/two vehicles.

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 leisure centre, several cafés, a choice of pubs, hospital and medical centre, the Steiner Academy, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Wells, Bath, Beckington, Warminster, Cranmore, Street, and Glastonbury. 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. CB Ref: 22834 09 /01/2019.

Local Information Frome

Local Council: Mendip District

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



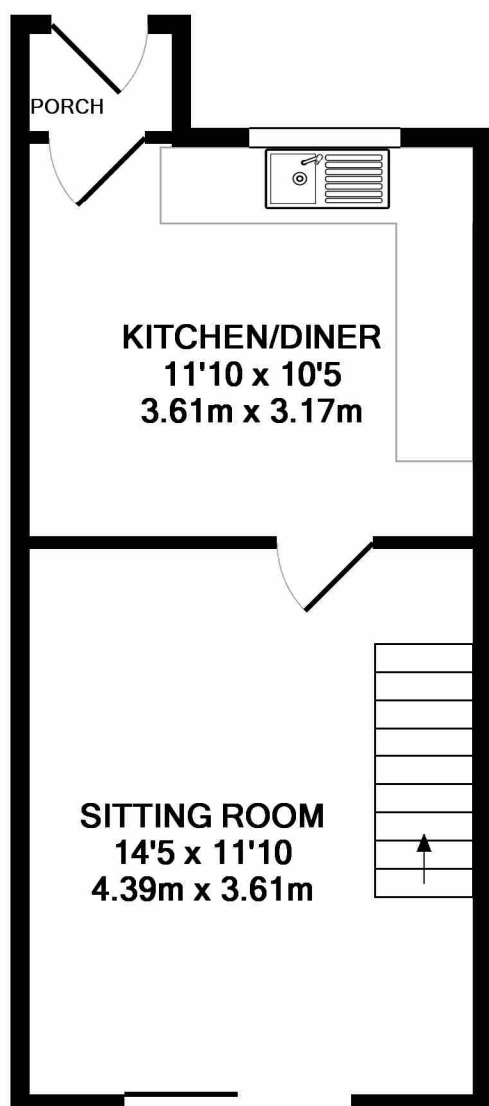
Train Links

- Frome, Bath
- Warminster, Westbury

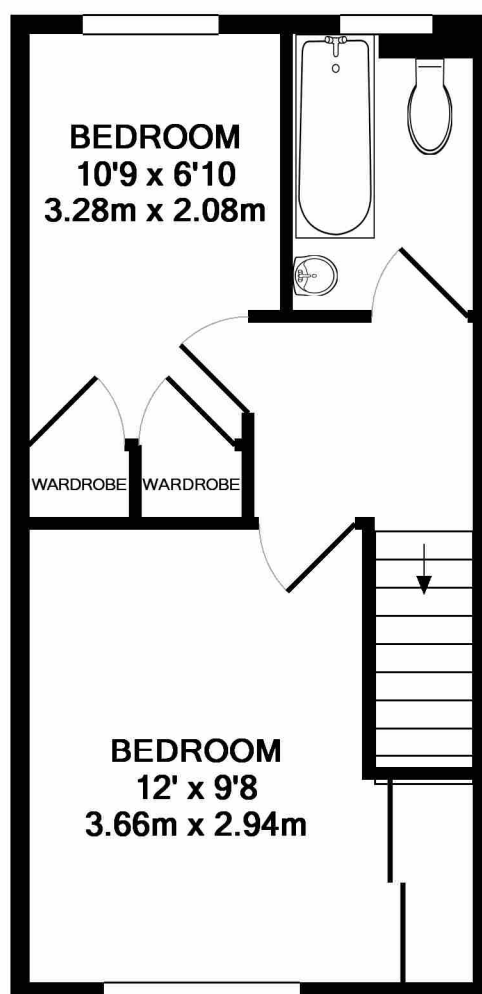


Nearest Schools

- Vallis First School, Oakfield Academy
- Selwood Academy and Frome College



GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 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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