

20 Castle Street

Frome, BA11 3BN

Draft

COOPER
AND
TANNER



£250,000 Freehold

4/5 2 1 EPC N/R

Description

A handsome Grade II listed three storey family home that enjoys a sought-after location within the conservation area of Frome. The house requires total renovation and is an incredibly exciting and rare opportunity.

The accommodation includes an entrance hall, a living room to the front with charming double sash windows and a gas fire taking centre stage. The kitchen/dining room is an excellent size with room for a range of wall and base units in addition to space for a table and chairs. There is a second gas fire and a view across the enclosed back gardens. Off the kitchen is a large bathroom. On the first floor there are two large double bedrooms and a good size single bedroom. A second staircase leads up to a further two rooms which are a great size and enjoy spectacular rooftop views across the town.

The garden is a really good size, fully enclosed and offering great potential. Two outhouses offer good storage but also the ability for somebody to create a home office, subject to relevant consents of course.





Features

- Handsome Grade II listed family home
- Three storeys
- Requires total renovation
- Entrance Hall
- Living room
- Four/Five bedrooms
- Kitchen/dining room
- Good size garden
- Two outhouses or possible home office (subject to usual consents).
- Spectacular rooftop views
- Conservation area

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating N/R

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

