

3 Flints Close,

Frome, BA11 4ES

COOPER
AND
TANNER



£330,000 Freehold

A substantial and well proportioned, two-bedroom detached bungalow, situated within a peaceful neighbourhood, close to amenities and within short walking distance to Victoria Park. This property offers prospective purchasers a unique opportunity to create a personalised space.

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DESCRIPTION

The home is approached by a driveway, providing off-road parking for two cars, in addition to a single garage. There is a well-kept front lawn with pathway bordering the front and sides of the property.

On entry to the bungalow, you are welcomed into a small entrance hall which provides access to the lounge/diner and kitchen. There is also a good size storage cupboard, ideal for coats and shoes.

The lounge/diner is a light and airy space, with plenty of natural light coming through the large window to the front, which overlooks the front garden. The kitchen is a well-equipped space, with plenty of wall and base units and there is another window looking out across the rear garden. The kitchen would now benefit from modernisation but is in full working order. A door from here, leads outside.

Beyond the lounge/diner and kitchen, is another small hallway which leads to the two bedrooms and shower room. Bedrooms one and two are both double rooms, with ample space for beds and additional furniture and are equally as naturally light as the main living areas.

The family shower room currently has a wash hand basin, walk-in shower and w.c., and would now also benefit from modernisation.

OUTSIDE

To the front of the property there is a lawned area, with various shrubs around the edge, including a small 'Bubblegum' tree and various other small plants. To the right of the property is a good size driveway that leads to the single garage with up-and-over door.

A pathway borders the entire property, and gated access to the garden is around either side of the bungalow.

To the rear, is a good size lawned area with a beautiful tree and a good size greenhouse that is in very good condition. The garden is enclosed and is a blank canvas, allowing the new owners to create a truly personalised and enjoyable space.

ADDITIONAL INFORMATION

Gas and electric heating. All mains' services are connected.

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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





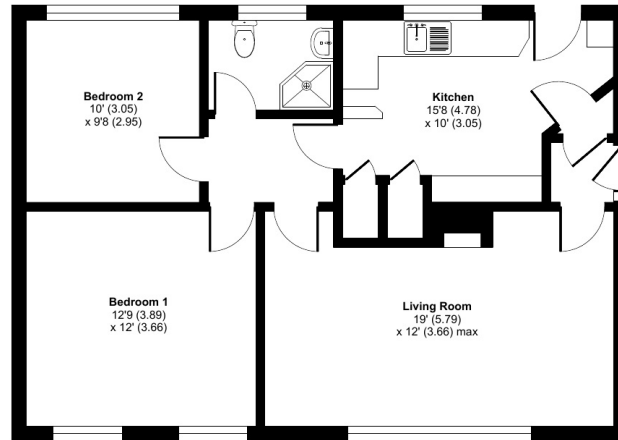
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Approximate Area = 744 sq ft / 69.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2023. Produced for Cooper and Tanner. REF: 1058869



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