

# 12 Wychelm Road,

Frome, BA11 BA11 2DD

COOPER  
AND  
TANNER



OIEO £525,000 Freehold

A beautifully presented and well-loved family home offering five bedrooms and well-proportioned living accommodation.

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### DESCRIPTION.

This well presented and much-loved family home can be found on the Bath side of Frome town and offers five bedrooms and impressive living space.

You enter the property into a spacious porch which is ideal for storing shoes and coats as well as having plumbing for a washing machine/space for additional appliances. There is a door from here that leads into the large, main hallway, which provides access to the kitchen/diner, the lounge and the downstairs shower room.

The kitchen/diner is a generous size, with vinyl flooring and lots of cream wall and base units and beautiful worktops. There is space for a Rangemaster oven, with an extractor fan fitted above. There is ample space for a large dining table and chairs at one end of the room and there is a side door that leads outside.

The lounge is a wonderfully spacious room with plenty of space for lots of furniture, with sliding doors that lead out into the conservatory. From the lounge, a door leads through to a separate dining room. Both the lounge and separate dining area are really good size rooms and makes for the perfect space to accommodate for a family.

The dining room has patio doors that also lead out into the enclosed rear garden.

The stairs that lead up from the ground floor, split off into two directions, providing access to the five bedrooms, the family bathroom and the separate shower room.

### OUTSIDE

There is driveway parking to the front for multiple vehicles, in addition to the integral single garage. Beside the driveway is a lawn decorated my matures bushes.

The rear gardens are fully enclosed, child and pet friendly and enjoy a lawn bordered by a range of plants. There is also a timber shed in the corner.

### 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.









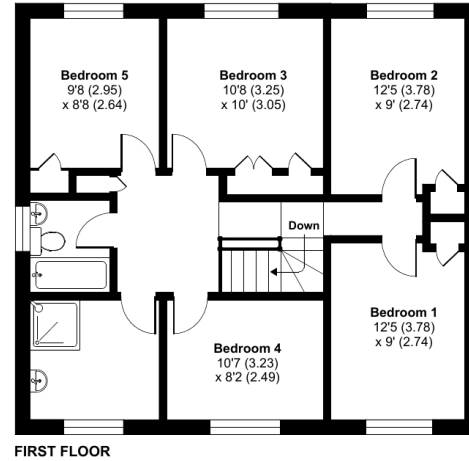
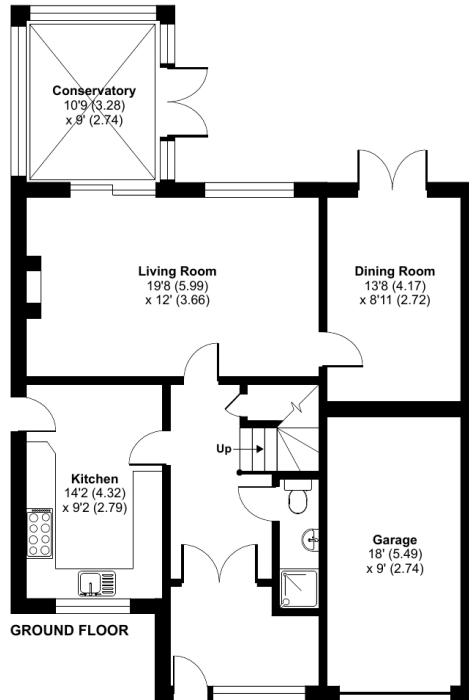
## Wychem Road, Frome, BA11

Approximate Area = 1604 sq ft / 149 sq m

Garage = 162 sq ft / 15 sq m

Total = 1766 sq ft / 164 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 960146



### FROME OFFICE

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