

30 Packsaddle Way,

Frome, BA11 2SU

COOPER
AND
TANNER



£355,000 Freehold

Nestled on the Bath side of Frome, this beautifully presented three-bedroom semi-detached bungalow is offered to the market chain free. Backing onto open fields, the property enjoys a peaceful setting, with countryside walks and the town's amenities just a stone's throw away. This delightful home is perfect for downsizers, young families, or anyone seeking single-story living. With its enviable garden, modern updates, and picturesque views, this is a home you'll love coming back to.

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DESCRIPTION

To the front of the property the open-plan garden, largely laid to lawn, adds curb appeal, while the driveway provides convenient parking and leads to the single garage, offering additional storage or workshop potential.

The porch links the garage to the house, and also provides direct access to the garden beyond. Inside you'll find a welcoming entrance hall which leads to all the main rooms and airing cupboard. The living room is a bright and spacious retreat, featuring a charming fireplace and sliding patio doors that open onto the garden, inviting in natural light and stunning views. Adjacent, the kitchen has been tastefully updated with sleek light grey units, contrasting worktops, and integrated appliances, including a double oven, ceramic hob, fridge, freezer, and slimline dishwasher. A half-glazed door provides direct garden access.

The property offers three versatile bedrooms: A generously sized main bedroom with a front-facing window. A very good size second bedroom with ample room for a double bed and additional furniture and a flexible third bedroom, which could serve as a separate dining room/study or a child's bedroom. The modern shower room features a walk-in shower, WC, and wash basin. For those who prefer a bath, the layout offers the

potential to reinstate one.

The home is in good decorative order but may benefit from some light cosmetic upgrading.

OUTSIDE

The rear garden is a true highlight—a tranquil, well-tended space perfect for relaxation or entertaining. Enclosed by timber fencing and bordered by mature hedgerows, the garden includes: A lush lawn ideal for family activities or pets. A patio terrace, perfect for al fresco dining. Well-stocked flower beds with shrubs and bushes for year-round colour. The garden also benefits from a greenhouse.

ADDITIONAL INFORMATION

Mains gas central 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.





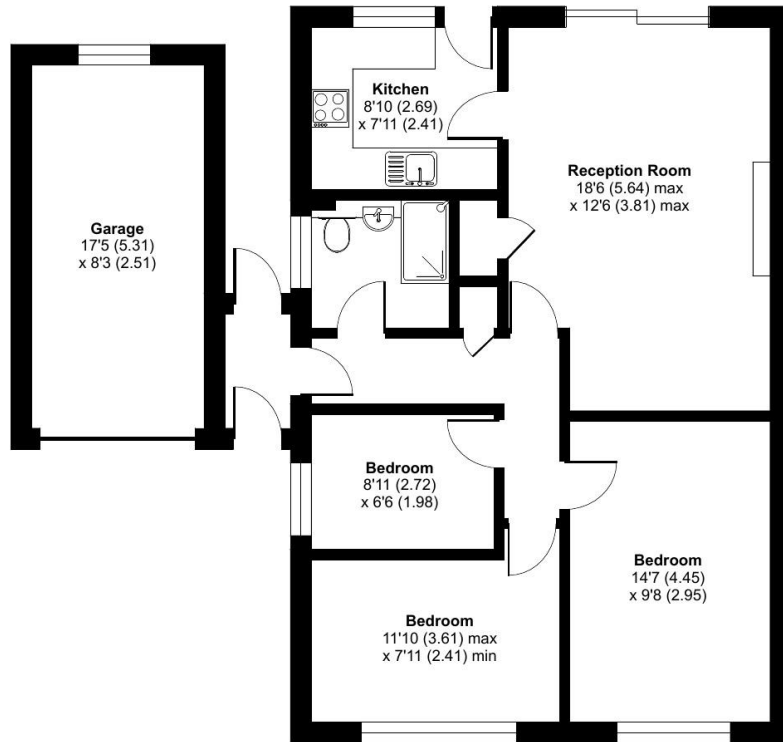
Packsaddle Way, Frome, BA11

Approximate Area = 765 sq ft / 71.1 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 910 sq ft / 84.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1220851



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