

# 8a Willow Vale

Frome, BA11 1BG

COOPER  
AND  
TANNER



OIEO £300,000 Freehold

A charming cottage, nestled in a quiet spot in the heart of Frome town.

# 8a Willow Vale, Frome, BA11 1BG

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## OIEO £300,000 Freehold

### DESCRIPTION

This charming cottage is nestled right in the heart of Frome town centre and offers welcoming living accommodation, a modern kitchen/diner, a quaint courtyard garden and a single garage.

You enter the home into an entrance hall which leads to the spacious kitchen/diner and separate lounge. There are stairs that ascend to the first floor.

The kitchen is a generous size and benefits from lots of wall and base units - providing plenty of storage - in addition to several integrated appliances such as eye-level oven, electric hob and a fridge/freezer. The washer/dryer and dishwasher are freestanding and will remain in situ. French doors lead out onto the patio.

The lounge is a lovely room with a cosy feel, with a window overlooking the front of the property.

On the first floor of the cottage is the second bedroom, which is a good size single room, and the family shower room which offers a three-piece suite, including large shower, w.c, and wash hand basin.

On the second floor, is the largest of the two bedrooms - a good size double bedroom which goes into the eaves of the roof space.

### AGENT'S NOTE

Please note that our vendor has found a property with no onward chain that they wish to purchase.

### OUTSIDE

To the front of the property is a patio seating area, directly outside of the French doors leading off from the kitchen/diner.

The single garage is situated just across from the property.

There is on-street parking available on a first come, first served basis and permit parking is available locally.

### ADDITIONAL INFORMATION

Gas fired 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.







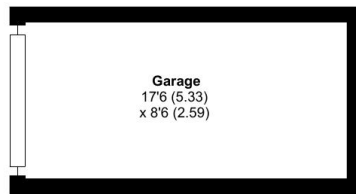
## Willow Vale, Frome, BA11

Approximate Area = 799 sq ft / 74.2 sq m

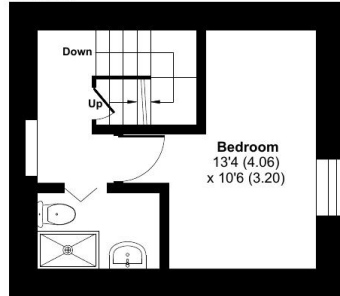
Garage = 149 sq ft / 13.8 sq m

Total = 948 sq ft / 88 sq m

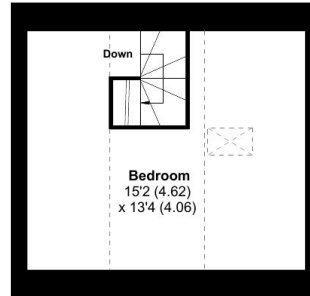
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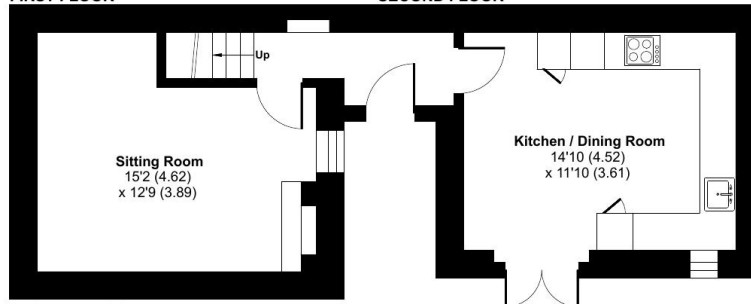
GARAGE



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1158384



### FROME OFFICE

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