

# 35 Westover,

Frome, BA11 4ET

COOPER  
AND  
TANNER



Guide £375,000 - £385,000 Freehold

Positioned on the corner, this detached home is in need of modernisation and has the space to extend and become once again a wonderful family home in a well-loved part of Frome.

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## DESCRIPTION

The ground floor boasts a very spacious lounge separated from the dining room by a glass block wall which allows plenty of natural light. The kitchen benefits from a larder, floor and wall units as well as space for appliances. From here is the back door leading to the garden.

The first floor comprises of two double bedrooms and a single. There is a family bathroom with separate toilet.

## OUTSIDE

The garden wraps around the home with lawn and gravel areas as well as three fruit trees. There is a single garage and parking for a vehicle on the drive.

## ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage are all 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.





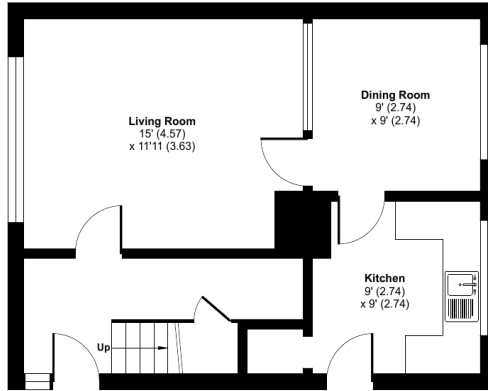
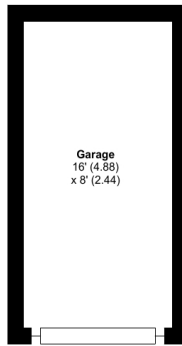
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Approximate Area = 906 sq ft / 84.1 sq m

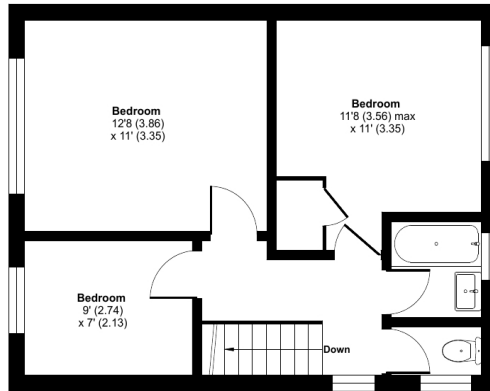
Garage = 128 sq ft / 11.8 sq m

Total = 1034 sq ft / 95.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Cooper and Tanner. REF: 1110372



## FROME OFFICE

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