

38 Pinmore,

Frome, BA11 4RA

COOPER
AND
TANNER



OIEO £340,000 Freehold

A well-appointed, four-bedroom, end of terrace home situated within a quiet location, just a stone's throw away from local amenities. This home offers generous, and naturally light, living space. A viewing comes highly recommended.

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DESCRIPTION

Within a quiet cul-de-sac location, 38 Pinmore is a beautifully presented, four-bedroom, end of terrace property offering a generous amount of living accommodation and a fabulous, extended garden on a corner plot.

You enter the home into an entrance hallway which provides access to the downstairs cloakroom, open-plan kitchen/diner and there are stairs from here that rise to the first floor. A separate lounge/family room can be accessed from the kitchen/diner, in addition to there being a lovely conservatory which overlooks the rear garden.

Enjoying an abundance of natural light, the kitchen/dining space is completely open plan, making this the perfect space for families to enjoy, as well as entertaining guests. The space flows beautifully into a dining area, with room for a large table and chairs, and through to the conservatory which could suit a variety of needs and can be utilised in numerous ways. The kitchen itself is well equipped, with ample wall and base units which provide plenty of storage as well as worktop/prep space. There is space for a freestanding washing machine and there is an integrated eye-level oven and separate (integrated) gas hob. A small window from here overlooks the rear garden.

The separate lounge is another lovely space, with two windows to the front, allowing for natural light to flood into the room and room for furnishings.

On the first floor, a landing leads you to two double and two single bedrooms, as well as the family bathroom.

The family bathroom offers high-gloss tiling and a four-piece suite, including a bath, separate corner shower, wash hand basin with storage below and w.c.

OUTSIDE

To the rear of the home is a landscaped, extended and fully enclosed family/pet friendly garden, which is predominantly laid to lawn, with a raised decked seating area, ideal for enjoying the warmer summer months.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

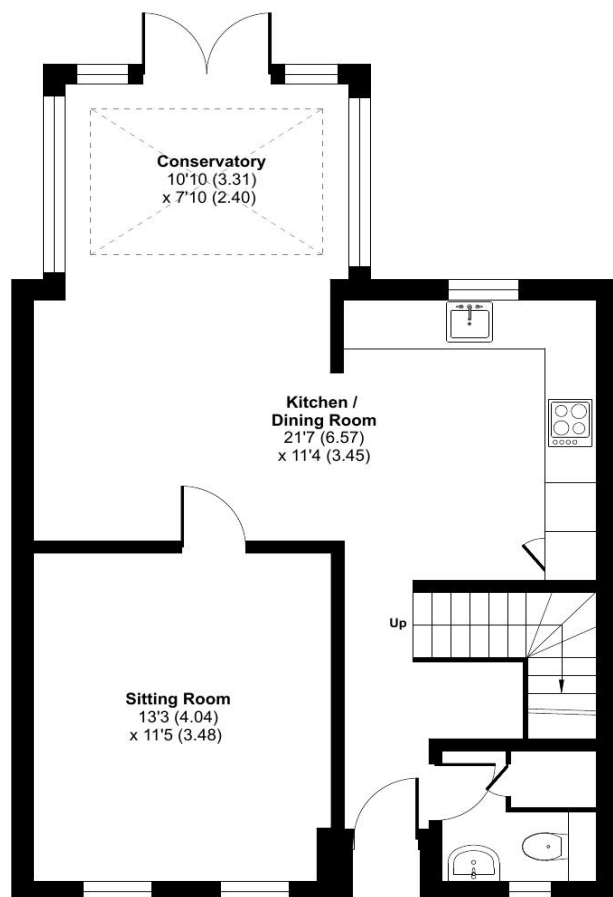




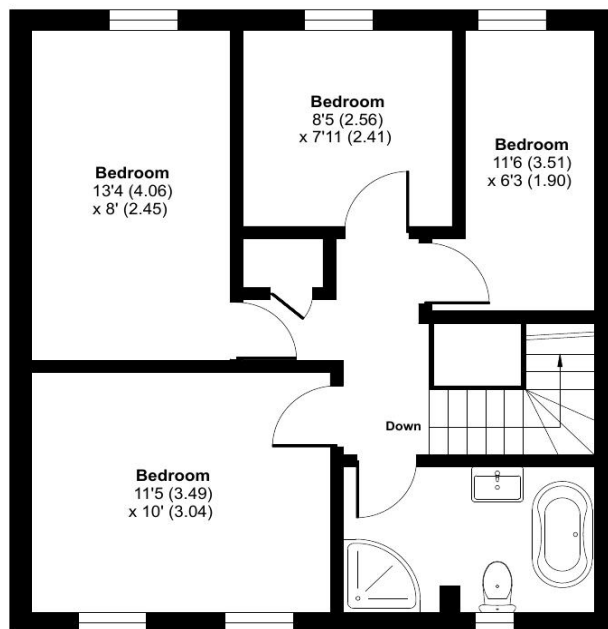
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Approximate Area = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1300031



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