

# 16 Wallington Way

Frome, BA11 3NF



OIRO £310,000 Freehold

16 Wallington Way is an immaculate three-bedroom end-of-terrace townhouse which offers comfortable living across three well-proportioned floors. Built in 2003, the property combines modern convenience and efficiency with versatile spaces, making it an ideal choice for families, professionals, investors or those seeking flexible living

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## DESCRIPTION

Upon entering the property, you are welcomed into a spacious ground floor featuring a well-equipped, dine-in kitchen perfect for family meals and entertaining guests. Adjacent to the kitchen is a convenient small office space, ideal for remote working or a quiet study. A practical downstairs WC completes the ground floor layout.

The first floor has a generously sized bedroom with built-in wardrobes and a private en-suite bathroom. The sitting room/lounge on this level provides a bright and airy space to relax, though its adaptable design means it could also serve as a fourth bedroom, catering to changing needs or growing families.

Ascending to the second floor, you'll find two further bedrooms, both thoughtfully designed to maximize space and comfort. The family bathroom on this level includes a full-sized bath, perfect for unwinding after a long day.

## OUTSIDE

Outside, the garden stretches approximately 100sqm, presenting a long, slim layout primarily laid to lawn. A concrete path runs alongside the lawn with a plantable border, while at the rear, a raised bed area and a patio space create an inviting setting for outdoor dining and entertaining.

The front of the house is equally charming, with an

attractive iron railing and thoughtfully curated planting, enhancing the home's curb appeal. With its calming, neutral décor throughout, this property offers a serene canvas ready for new owners to make their mark. Conveniently located in the vibrant town of Frome, walking distance to the shops, bars and restaurants of Badcox.

## ADDITIONAL INFORMATION

Gas and electric heating. All mains' services are connected.

The garage is Leasehold. There is a service charge of approx.. £220.00 paid 6 monthly.

## 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.





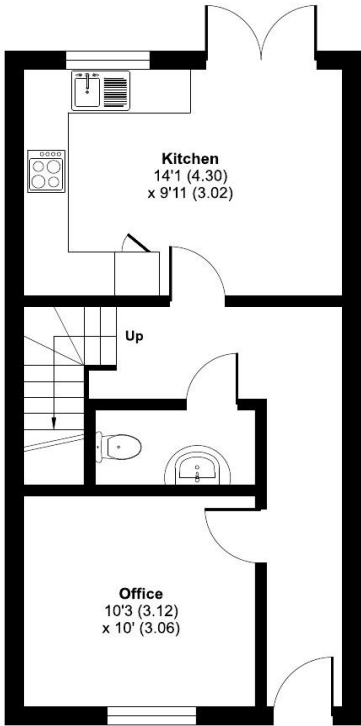
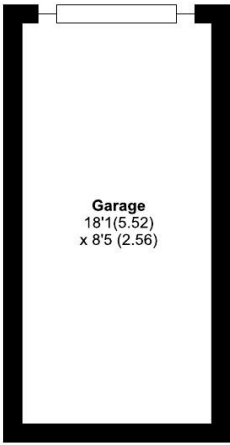
# Wallington Way, Frome, BA11

Approximate Area = 1176 sq ft / 109.2 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1370 sq ft / 127.2 sq m

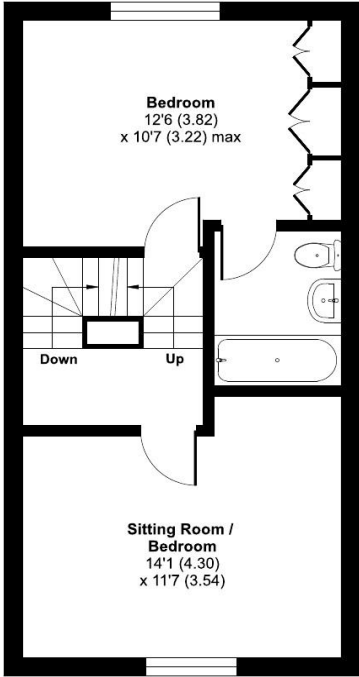
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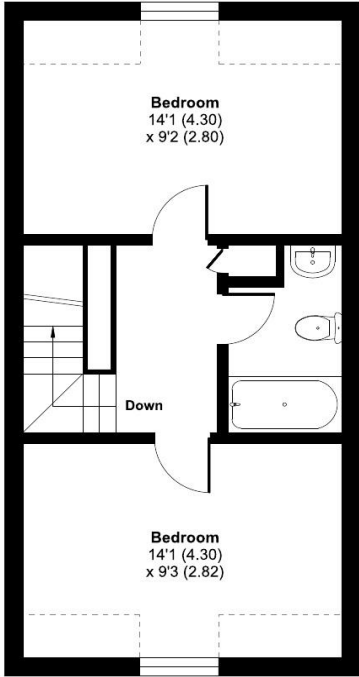
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1252280



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