

99 Ashtree Road,

Frome, BA11 2SE

COOPER
AND
TANNER




£265,500 Freehold

Tucked away at the end of a cul-de-sac on the favoured Bath side of Frome, this attractive three-bedroom end of terrace brick home offers a wonderful blend of privacy, green outlooks, and everyday convenience.

99 Ashtree Road

Frome,

BA11 2SE

 3  1  1 EPC C

£265,500 Freehold

DESCRIPTION

Tucked away along a quiet footpath this delightful three-bedroom end of terrace brick home offers a rare combination of privacy, green views, and family and pet friendly living. Overlooking a peaceful green square to the front and open playing fields to the rear, the property enjoys an enviable position with a strong sense of space and connection to nature.

A neatly maintained lawned front garden welcomes you to the home, setting the tone for what's inside. You enter through a small entrance porch, leading into a bright and spacious open plan living/dining room. With a dual aspect front to back, the room is filled with natural light and features double doors opening directly onto the south-facing rear garden. Under the stairs, a generous storage area adds practicality to the inviting living space. The adjoining kitchen, while compact, is fully equipped and opens conveniently onto the main living area, making it ideal for modern living.

Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a family bathroom, all with lovely views. A large loft space and airing cupboard adds further storage potential.

OUTSIDE

The rear garden is a real highlight—south-facing, fully enclosed, and laid to lawn with a patio area perfect for

relaxing or entertaining. Ideal for families, investors or first-time buyers looking to enjoy the lifestyle Frome has to offer.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected. There is no water meter.

LOCATION

The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



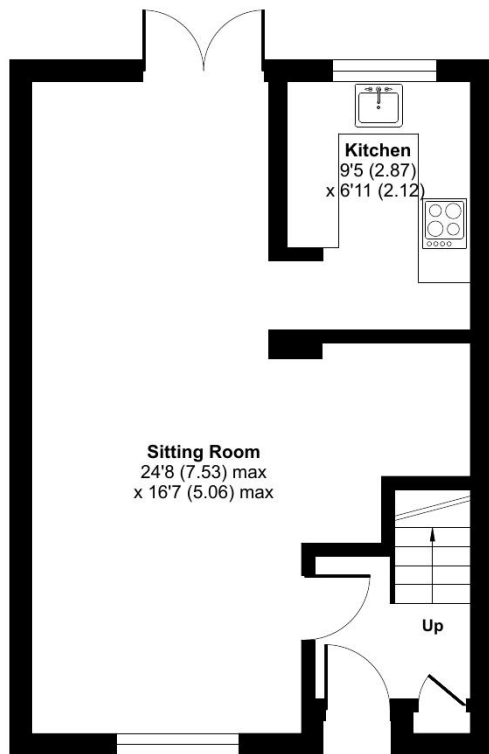




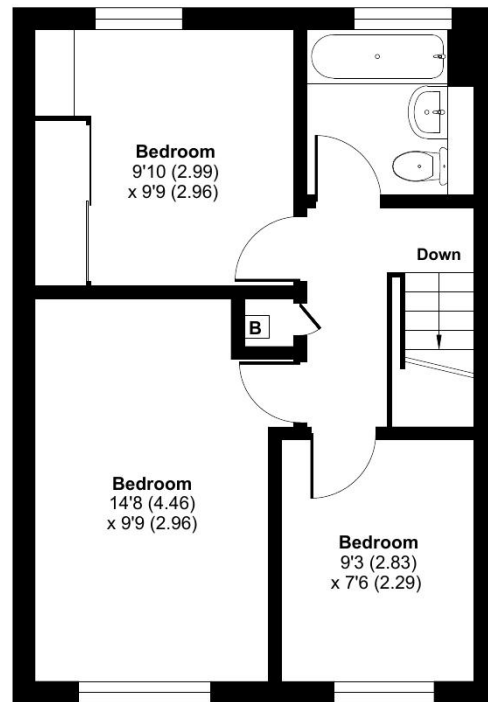
Ashtree Road, Frome, BA11

Approximate Area = 816 sq ft / 75.8 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). © n°cheom 2025. Produced for Cooper and Tanner. REF: 1271169



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket