

# 72 Bath Road,

Frome, BA11 2HG

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Guide £400,000 - £425,000 Freehold

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A detached bungalow with well-proportioned and naturally light living space, a detached garage and driveway and large gardens on the Bath side of Town. Modernisation is required throughout.

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## DESCRIPTION

This property requires full modernisation and has been priced accordingly to take this into consideration. Positioned centrally within the grounds, there is scope to extend/develop, subject to gaining the relevant permissions.

A glazed entrance porch leads through to the front door which opens into a very impressive entrance hall. The entrance hall is an excellent size and features attractive wooden flooring. Immediately to the right-hand side there is a well-proportioned living room which is filled with natural light due to the twin aspect windows looking over the gardens. There is an open fireplace taking centre stage and a dining room off, creating an L-shaped space that's perfect for entertaining. The kitchen is a fair size with lots of fitted storage, units and an outlook over the gardens. There is a separate loo off the entrance hall, two well-proportioned double bedrooms and a bathroom.

## OUTSIDE

One of the key selling points to this home is the fantastic plot. A driveway provides comfortable parking for up to three vehicles leading to the detached garage adjacent to the bungalow. The garage benefits from electricity, a pitched roof, side access and an electric roller door to the front. The gardens are a great size and currently laid predominantly to lawn with a variety of fruit trees and mature hedges bordering the boundaries.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all connected.

## LOCATION

The location of this bungalow is another big selling point. Positioned on the Bath side, the bungalow is approximately 100 yards from the bus stop, ten minutes' walk of Tesco express and within 15 minutes' walk of the Town Centre.

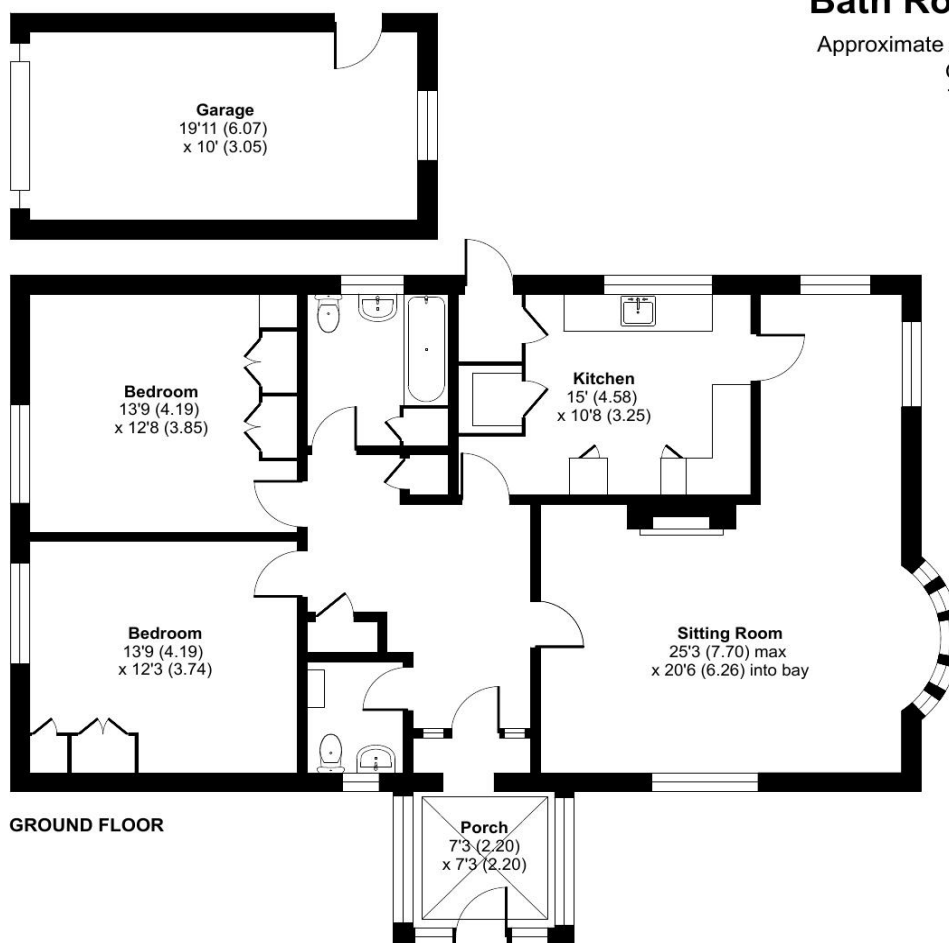
Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, 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.









## Bath Road, Frome, BA11

Approximate Area = 1207 sq ft / 112.1 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1406 sq ft / 130.5 sq m

For identification only - Not to scale

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: 1386364



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