



1 Victoria Place, Frome, BA11 1GT

£845,000 Freehold

COOPER
AND
TANNER



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 4  1  3 EPC A

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Description

A contemporary, high spec, detached family house within this fabulous new development in the centre of Frome.

The house offers approximately 2281 square feet (including garage) of internal accommodation and includes an impressive entrance hall, a large living room with dual aspect windows and sliding doors onto the gardens. The kitchen/family/dining area is an enormous space that is perfect for those that enjoy entertaining and families alike. The kitchen includes a range of wall and base units, stunning high-quality worktops, integrated appliances, an island, room for a table and chairs, room for sofas and large sliding doors open onto the gardens. There is also a utility room, downstairs w.c. and access into the integral garage.

The master bedroom is an incredible space with dual aspect windows, fitted wardrobes and a large en-suite shower room. There are three further double bedrooms on the first floor, one of which include fitted wardrobes. There is also a family bathroom with a bath and separate shower.

Externally there are good size landscaped gardens with three allocated parking spaces in addition to the integral garage.

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.











Local Information Frome

Local Council: Somerset

Council Tax Band: To be confirmed

Heating: 4kw PV panels to the roof. Gas central heating.

Services: Mains water, gas, electric and drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



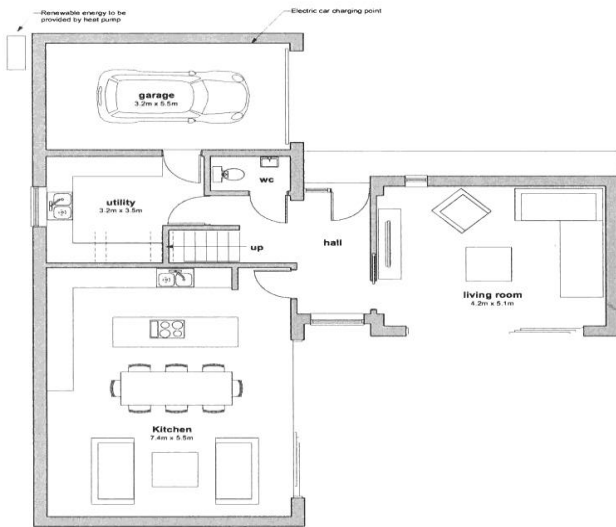
Train Links

- Frome, Bath, Bristol
- Warminster, Westbury

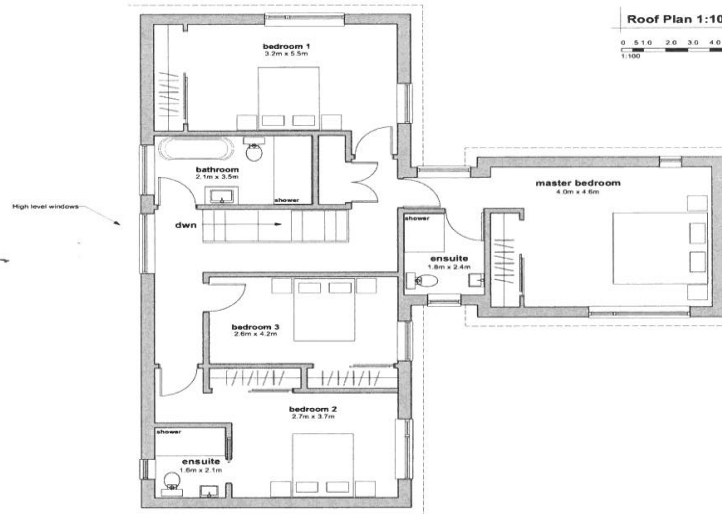


Nearest Schools

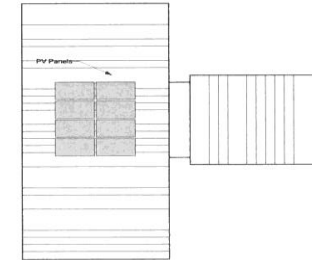
- Frome, Beckington, Bath, Bristol
- Street, Warminster and Wells



Ground Floor Plan 1:50



First Floor Plan 1:50



Roof Plan 1:100



Job Title:
Proposed Dwellings on Land
Adjacent to Victoria Cottage
Victoria Road
Frome

Drawing Title:
Proposed Floor Plans
Plot 1

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Scale 1:100 Date: October 2021
Drawing No: 1111/1

FROME OFFICE

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