

# 40 Mountsfield,

Frome, BA11 5AR

COOPER  
AND  
TANNER



£325,000 Freehold

3 1 1 EPC B

#### Description

A well-proportioned three-bedroom semi-detached home on the edge of Frome, enjoying stunning views of the Longleat Estate.

As you enter the home you are greeted by an entrance hall, from here you can access all the downstairs living areas and stairs rise to the first-floor accommodation. On the left you have a downstairs WC and a built-in storage cupboard which the current owners are using as a pantry. There is a spacious living room and an impressive, open planned, light and airy kitchen/dining room which includes a smart range of wall and base units, a view over the garden and a door leading onto the gardens, perfect for Al-fresco dining. There is also space for a table and chairs.

On the first floor there are three great sized bedrooms with the main and second bedroom enjoying the stunning countryside views and there is a generous sized bathroom as well.

Externally, you are met with a pretty front garden. The gardens lie predominantly to the side and the rear and provide a fabulous, large, patio seating area with a slightly raised garden beyond which is laid to lawn and fully enclosed.



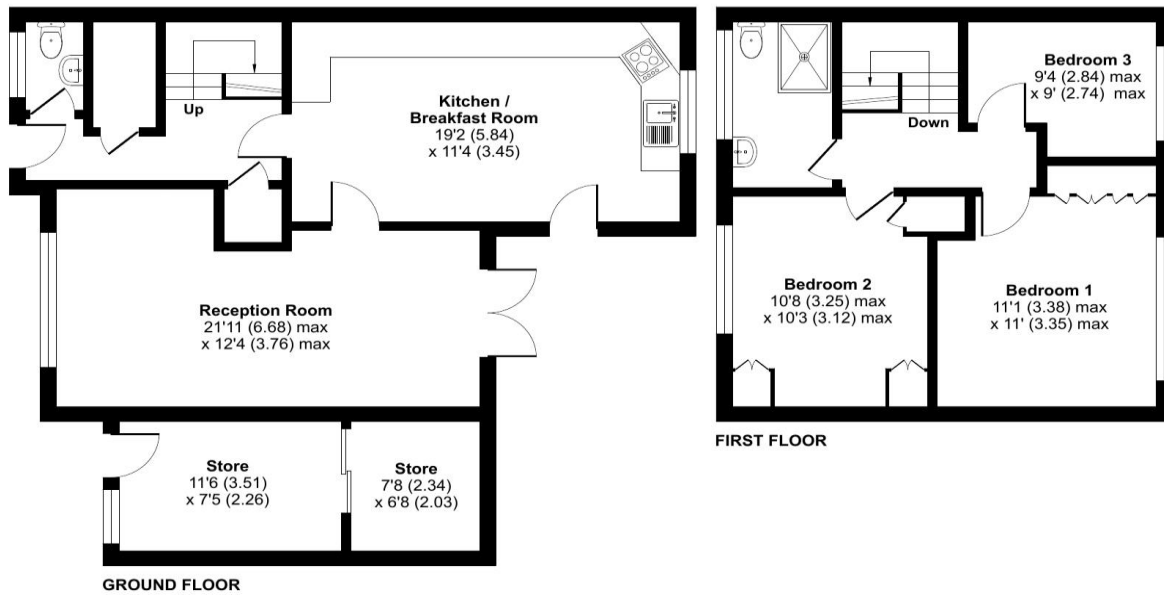
## Mountsfield, Frome, BA11

Approximate Area = 1088 sq ft / 101.1 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 1225 sq ft / 113.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2023. Produced for Cooper and Tanner. REF: 1001015



### Features

- A well-proportioned semi-detached family home
- Three bedrooms
- Open plan living and dining
- Good finish throughout
- Front and rear gardens
- Gas and Electric heating
- All mains services

### Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating B

### FROME OFFICE

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