

17 Mendip Drive,

Frome, BA11 2HT



£350,000 Freehold

Mendip Drive lies on the popular Bath side of town, and this well-presented semi-detached family home offers spacious and versatile accommodation, ideal for modern family living.

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DESCRIPTION

The property is entered via a small porch which opens into a bright and welcoming hallway with useful understairs storage and a downstairs WC. The ground floor comprises a generous sitting room, a formal dining room, a sleek modern kitchen with an array of wall and floor units and ample worktop space, complete with a serving hatch through to the dining room and a utility room with access to the integral garage. To the rear, a versatile family room provides the option of a fourth bedroom or study, perfect for those working from home.

Upstairs, there are three well-proportioned bedrooms, each finished with neutral décor and fitted carpets, creating a calm and inviting atmosphere. Large windows flood the rooms with natural light and provide wonderful far-reaching views across the town to the rolling hills beyond, giving a real sense of space and setting. A family bathroom with separate WC and an airing cupboard complete the first-floor accommodation.

Externally, the property enjoys a generous plot of approximately 0.1 of an acre. To the rear, the north-west facing garden is private and beautifully maintained, featuring raised beds, established borders, a greenhouse, a

large lawn, and an extensive patio directly behind the home. To the front, there is driveway parking for two cars, a well-established front garden, and access to the single garage. This is a rare opportunity to acquire a flexible and well-cared-for family home in a prime residential location, within easy reach of local schools, amenities, and commuter routes.

ADDITIONAL INFORMATION

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

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.





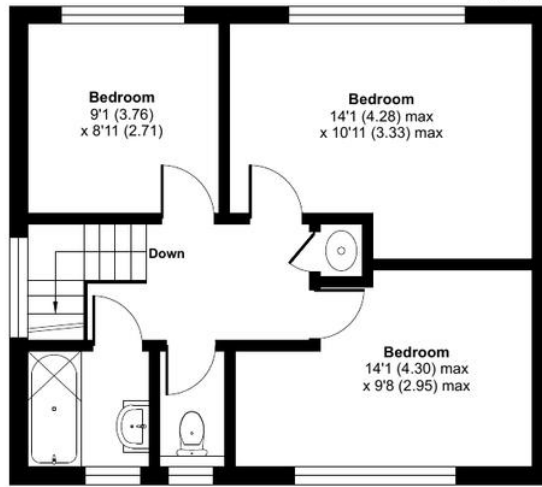
Mendip Drive, Frome, BA11

Approximate Area = 1210 sq ft / 112.4 sq m

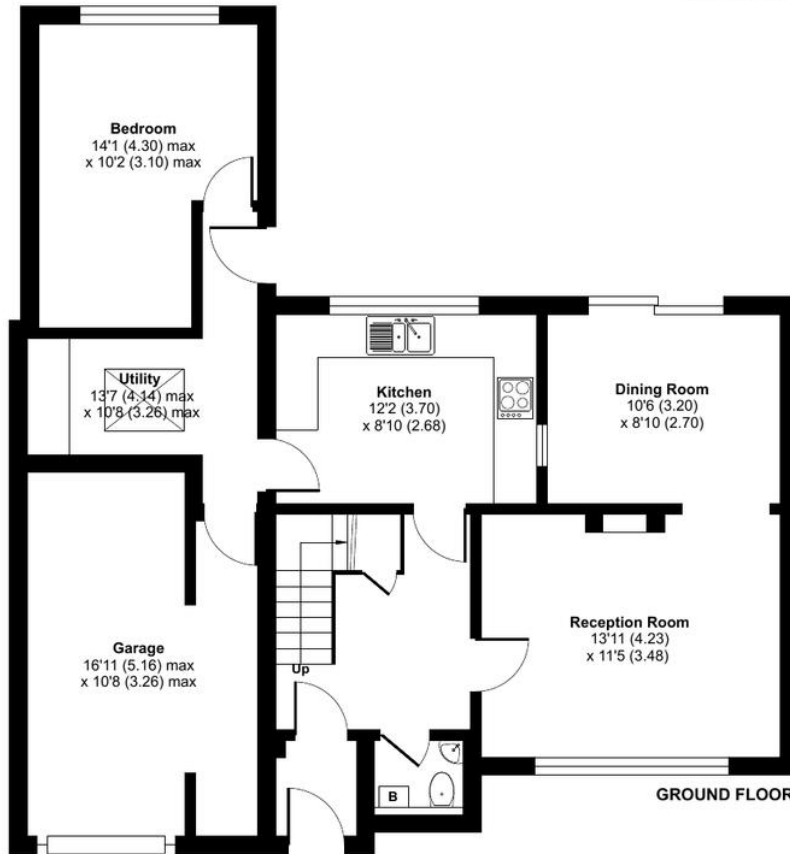
Garage = 173 sq ft / 16 sq m

Total = 1383 sq ft / 128.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1344115

FROME OFFICE

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