

# 1 Homelands, Coleford, BA3 5NS

COOPER  
AND  
TANNER



£299,950 Freehold

A unique opportunity to purchase a recently refurbished four-bedroom semi-detached home in the popular area of Coleford, available with no onward chain.

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## DESCRIPTION

A unique opportunity to purchase a recently refurbished four-bedroom semi-detached home in the popular area of Coleford, available with no onward chain.

You are greeted into the home by the porch which will lead you into the spacious living room which has plenty of natural light and would be perfect for entertaining friends or family. From the living room you are greeted by the dining room, you would comfortably be able to fit a dining table and chairs for a family, you also have access to the first-floor accommodation.

Beyond the dining room and to the rear of the property is the kitchen which has been finished to a very high standard and is fitted with a range of wall and base units, a dual oven, space for a free-standing fridge/freezer and a washing machine as well.

On the first floor you are greeted by a good-sized landing, to the front of the home there is a good-sized double bedroom with a well finished en-suite bathroom, the bedroom has ample natural light due to the south westerly facing aspect of the home. The main bathroom is also on this floor and has some fantastic far-reaching views that are predominately of countryside. There is a shower/bath, a low-level basin and a WC. Towards the rear of the property there is another bedroom which has far reaching country views.

On the landing there is access to the second floor, there are a further two bedrooms on the second floor, either or both could be used as an office space. a nursery or kept as bedrooms.

## OUTSIDE

The garden is a fantastic entraining area and has been split into two areas, the area that is closest to the home is predominately laid to patio and shingles. The space furthest away from the home is laid to lawn but has the potential for the new owners to put their own stamp on the garden by potentially adding a variety of borders or shrubs.

## AGENT'S NOTE

Cooper and Tanner would like to make any potential viewers fully aware that there is a right of access across the garden which is used as access for 2 Homelands.

## LOCATION

This quiet village is located in the heart of Somerset, approximately six miles from the lively market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet, Glastonbury and Wells are within easy reach. The community minded village of Coleford offers a public house, a convenience store, chemist, a primary school, a surgery and two churches. There are Secondary schools in Midsomer Norton, Radstock or Frome. There are plenty of well signed footpaths surrounding the village.

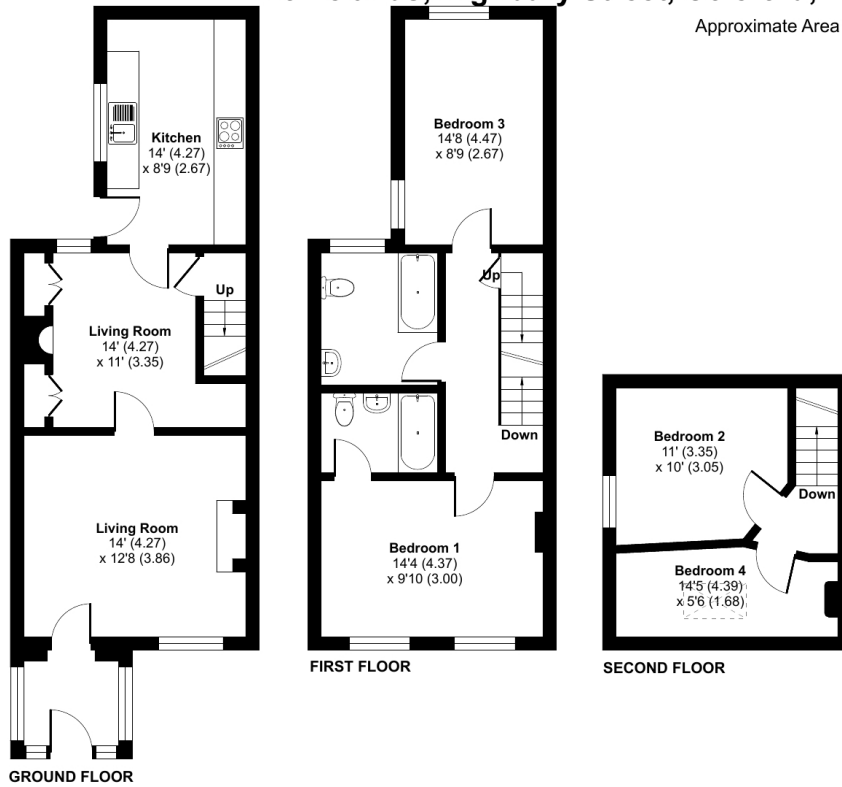




# Homelands, Highbury Street, Coleford, Radstock, BA3

Approximate Area = 1194 sq ft / 110.9 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). © nchecomm 2023. Produced for Cooper and Tanner. REF: 1004056



## FROME OFFICE

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