

# 12 Theobald Road, Nunney, BA11 4FP



Offers in the Region of £245,000 Freehold

In the ever-popular village of Nunney, this smart 2021-built two-bedroom semi-detached home offers contemporary comfort, low-maintenance living and instant access to glorious countryside. It's an ideal first home or an attractive rental investment just moments from scenic footpaths, a thriving community, and only a short hop to vibrant Frome.

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## Offers in the Region of £245,000 Freehold

### DESCRIPTION

Set on the well-regarded Delamare Park development on the edge of the historic and picturesque village of Nunney, this contemporary two-bedroom semi-detached home (built in 2021) offers an appealing blend of comfort, convenience, and countryside living.

Designed for modern lifestyles, the property opens with a welcoming entrance lobby leading into a bright and well-proportioned sitting room. Carpeted flooring flows seamlessly through to the tiled kitchen/dining space, where sleek, anthracite, fitted units, integrated appliances, and French doors invite natural light and provide easy access to the garden, ideal for relaxed entertaining or simply enjoying the outdoors. The kitchen has space for a small dining table and chairs. A ground-floor WC and a generous storage cupboard add excellent day-to-day practicality.

Upstairs, two comfortable double bedrooms, the front having built-in wardrobes, are accompanied by a stylish, neutrally decorated family bathroom.

### OUTSIDE

The enclosed, South facing rear garden is ready for personal touches, with a small shed to the rear and scope to landscape to taste. To the front, two private parking spaces add further convenience. The property forms part of a gas-free development and benefits from an efficient air-source heat pump.

There is an EV charging point that covers both parking spaces.

### ADDITIONAL INFORMATION

Air source heat pump heating. Electric, water and mains drainage connected.

### LOCATION

The village of Nunney benefits from a pub which serves good food, a shop, cafe and the 14th Century Medieval Castle. There are many footpaths with wonderful walks through glorious surrounding countryside. The village primary school is a short walk away and Frome is just over 3 miles away, with many amenities, independent shops, restaurants, and cafes. Frome train station has rail links to Bath, Bristol and London.

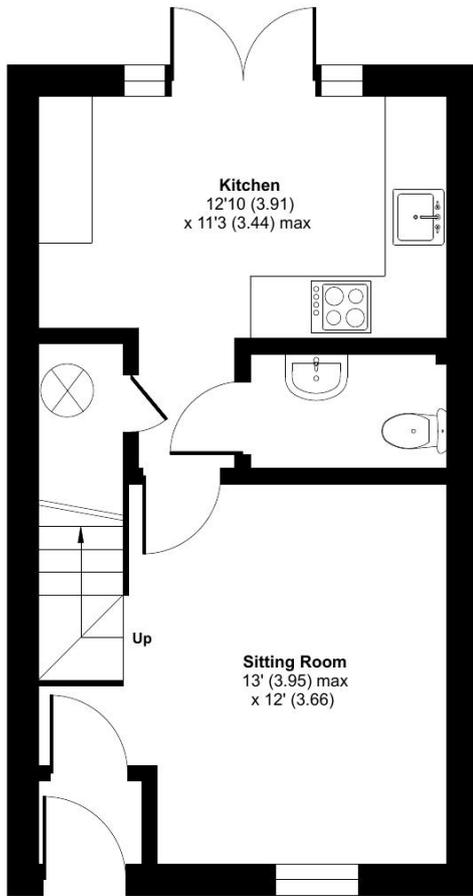




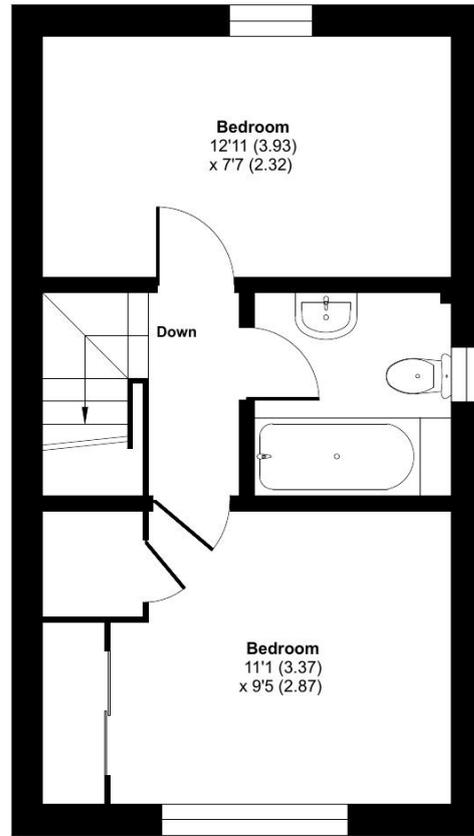
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Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale

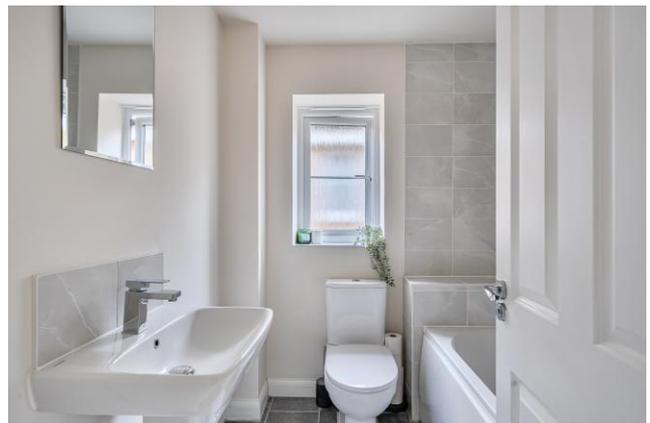


GROUND FLOOR



FIRST 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: 1376597



## FROME OFFICE

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**COOPER  
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