

17 Sandy View

Beckington, BA11 6TR

COOPER
AND
TANNER



£350,000 Freehold

 3  1  1 EPC E

Description

A three-bedroom semi-detached family home situated within a popular village location offering three bedrooms and a large enclosed rear garden.

The property is approached via pedestrian access only, with green space to the front. There is a small front garden area which is fenced and gated with a path leading up to the front and side doors.

The entrance hall provides access to the kitchen/diner, downstairs bathroom and lounge. The lounge is a wonderfully light room with gas fire and surround, with a large window to the rear of the house overlooking the spacious and private garden, there is also an under-stair storage cupboard. The kitchen/diner is another good size room with scope to update and personalise and is situated to the rear of the home, with a side door leading out to the alternative entrance to the property, with further access to an outbuilding/store area - there is access to the rear garden from here. From the main entrance hall, you will also find the family bathroom with WC, wash hand basin and shower.

On the first floor there are two double bedrooms and a single bedroom. The single bedroom has a variety of uses such as a home office or nursery. Both bedrooms one and two overlook the rear garden and enjoy ample natural light and space for plenty of additional furniture.

Parking for the home is on street only with easy pedestrian access to the home. There is a small front garden with access through the side door, to the enclosed rear garden. The rear garden is level and south facing and is a very generous size, with a large patio area bordered by flower beds, leading onto a large lawn which is fully bordered by tall conifer hedging. The home lends itself to a beautiful extension, subject to gaining relevant planning permissions.



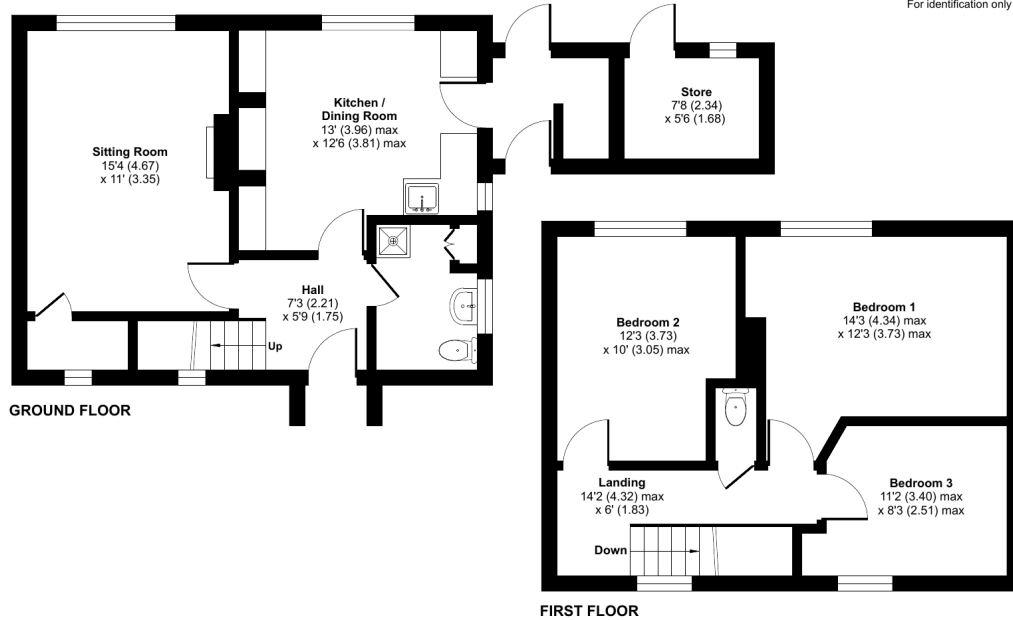
Sandy View, Beckington, Frome, BA11

Approximate Area = 946 sq ft / 88 sq m

Outbuilding = 40 sq ft / 4 sq m

Total = 986 sq ft / 92 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). © nitchcom 2022. Produced for Cooper and Tanner. REF: 863539



Features

- Sought after village location
- Generous plot
- Three bedrooms
- Large enclosed rear garden
- Scope to modernise
- Semi-detached
- Scope to extend (Subject to planning consent)
- No onward chain



Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating E

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

