

# 15 Holmbury Close,

Frome, BA11 2ER



## Offers in Excess of £280,000 Freehold

Beautifully presented throughout, this bright three-bedroom home offers spacious living with a welcoming lounge/diner, modern kitchen and a low-maintenance rear and front garden. The property benefits from gas central heating, double glazing, neutral décor and a nearby garage. Move-in ready and set within a popular residential area, it's an excellent choice for first-time buyers, families or investors. Offered to the market chain free.

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### DESCRIPTION

Neatly positioned within a popular residential area, this well-presented three-bedroom home offers bright and versatile accommodation arranged over two floors. Approached via a UPVC glazed door, the entrance porch provides a welcoming introduction to the property, with a side window, tiled flooring, coat hanging space and a useful meter cupboard. Half-glazed wooden doors then open through to the spacious lounge/dining room. The sitting room enjoys a pleasant outlook to the front and features an understairs storage cupboard and staircase rising to the first floor. To the rear, the dining area benefits from French-style patio doors that lead directly out to the enclosed garden, allowing natural light to fill the space. There is access through to the kitchen, fitted with a modern range of high-gloss cream wall and base units, wood-effect worktops, a single drainer sink with mixer tap, integral oven and space for further appliances. A window to the rear frames views over the garden.

On the first floor are three bedrooms and the family bathroom. The master bedroom sits to the front and enjoys a sunny aspect through a striking floor-to-ceiling window, along with a fitted storage cupboard. A second double bedroom overlooks the rear garden and also provides built-in storage, whilst the third bedroom, positioned to the front, is a generous single with a fitted cupboard over the stairwell. The family bathroom comprises a shower enclosure, low-level W.C., pedestal wash hand basin and practical flooring. An airing cupboard

with slatted shelving can be found on the landing. The home further benefits from gas central heating, double glazing, cavity wall and loft insulation.

### OUTSIDE

Externally, the front garden has been thoughtfully maintained with fencing, a well-kept lawn and a pathway to the front door. A designated area provides discreet space for bin storage. A single garage is located nearby within a block, clearly marked as number 15 with parking space in front. The rear garden is fully enclosed and designed for ease of maintenance, featuring a decked seating area leading to a lawn and a shingled section at the far end. A rear pedestrian gate offers convenient access from the lane behind.

### ADDITIONAL INFORMATION

Gas fired 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.

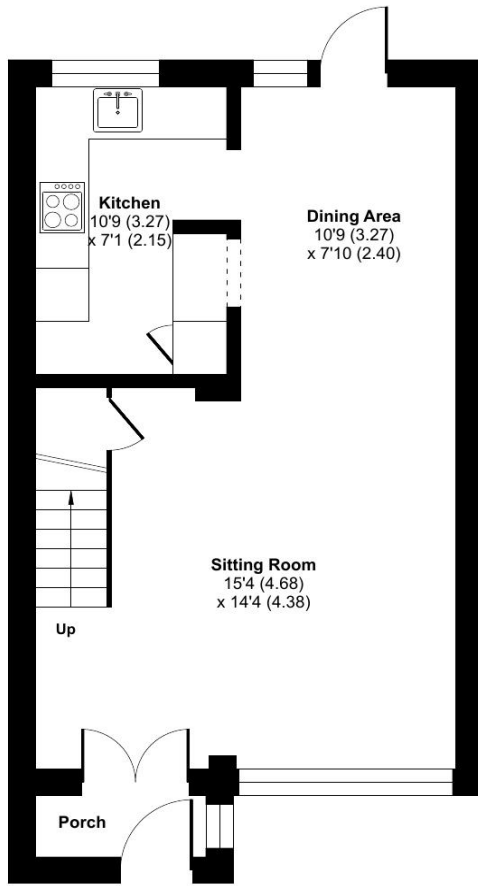




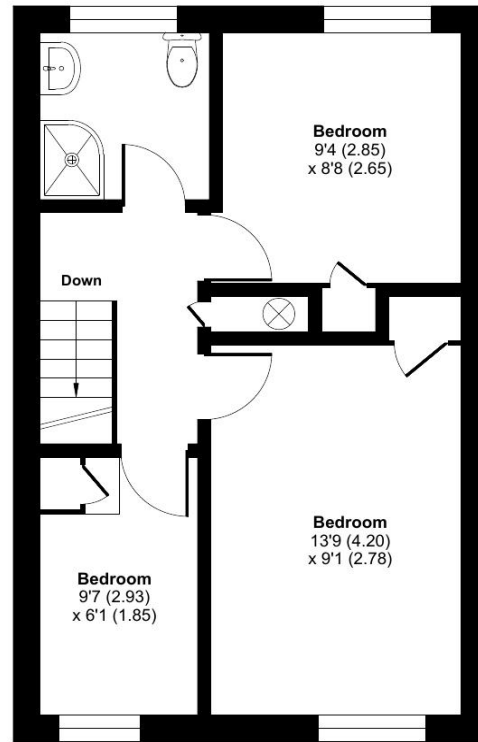
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Approximate Area = 802 sq ft / 74.5 sq m

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: 1385631



## FROME OFFICE

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