

# 22b Vicarage Street, Frome, BA11 1PX

COOPER  
AND  
TANNER



## £225,000 Share of Freehold

An immaculately presented, two-bedroom maisonette situated within a sought after and central location in Frome town.

# 22b Vicarage Street Frome, BA11 1PX

 1/2  1  1 EPC C

## £225,000 Share of Freehold

### DESCRIPTION

Cooper and Tanner are delighted to present to the market, this immaculately presented two-bedroom maisonette, situated within the popular location of Vicarage Street, in Central Frome.

The property is accessed via a communal hallway, with the front door to 22b being situated on the first floor.

You are welcomed into the private entrance hall which has a large window, flooding this quaint space with natural light, and stairs that ascend to the main living accommodation of the Maisonette. On this floor, the property is laid with hardwood flooring which has only recently been installed. There is a modern and high spec kitchen which provides a range of wall and base units, in addition to an integrated eye level oven and space for freestanding appliances. There is an inset steel sink with window overlooking vicarage street. Beyond the kitchen/diner, is a large lounge with vaulted ceiling and beautiful beams. There is plenty of space here for lounge furniture and even an additional table and chairs, if necessary.

The family bathroom is also on this floor and benefits from a bath with shower over, w.c and wash hand basin. This room has recently been tiled and there is a window surrounded by exposed brick.

On the second floor of the property, two bedrooms can be found. The second bedroom is a small single, which has been utilised as a walk-in dressing room previously and bedroom one is a good size double room. Both rooms have Velux windows, allowing for lots of natural light.

The flooring is brand new engineered wood and newly installed high spec. radiators.

### OUTSIDE

Parking is on street only and we would encourage prospective buyers to make their own enquiries with regards to parking permit availability for the nearby car park on Vicarage Street.

### ADDITIONAL INFORMATION

Lease 999 years (March 2001) – 977 years remaining.

Service Charge – £50.00 per month.

Ground Rent – to be confirmed.

Gas central heating and all mains' services are connected.

### LOCATION

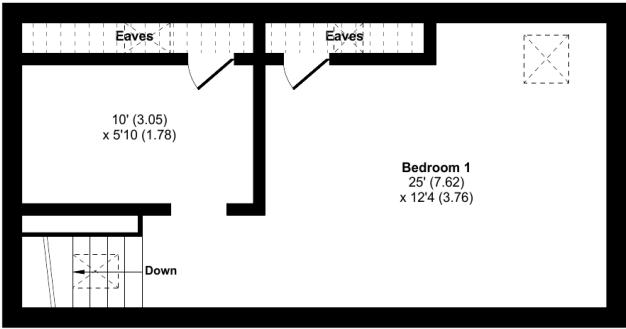
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. The local railway station connects at Westbury for London Paddington.



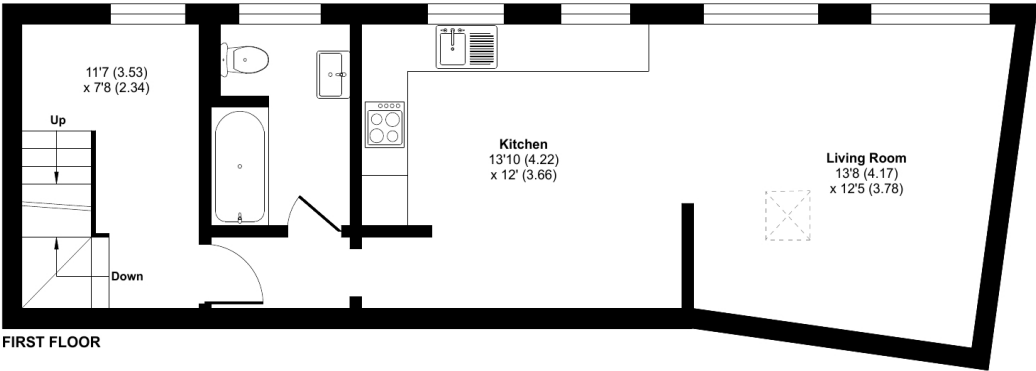


# Vicarage Street, Frome, BA11

Approximate Area = 786 sq ft / 73 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 818 sq ft / 75.9 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Denotes restricted head height

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1052445



FROME OFFICE  
 Telephone 01373 455060  
 6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



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.

