

# 4 Glebelands,

Nunney, BA11 4NQ

COOPER  
AND  
TANNER



£269,950 Freehold

3 2 1 EPC D

#### Description

Set within the highly sought after village of Nunney, just minutes' walk from the Castle, this well-proportioned family house represents an excellent first or second time buy.

The front door opens into the entrance hall which provides access into the living room and the kitchen, whilst stairs rise to the first floor. The living room is a good size and features a wood burning stove. The kitchen and the dining room are positioned at the back of the house, enjoying a sociable and open plan arrangement. The kitchen and the dining room both overlook the back garden. There is also a large utility/boot room with plenty of extra storage, plumbing for utilities and doors leading onto the rear gardens.

On the first floor there are three well-proportioned bedrooms and a large shower room.

#### Outside

To the front of the house there is comfortable driveway parking for multiple vehicles. The garden lies to the rear, is a good size, fully enclosed and with a good degree of privacy. This space also benefits from a large outbuilding separated into three rooms including space for potting, woodwork and other hobbies. Currently a blank canvas, the space is low maintenance and represents an exciting opportunity for someone to make their own.

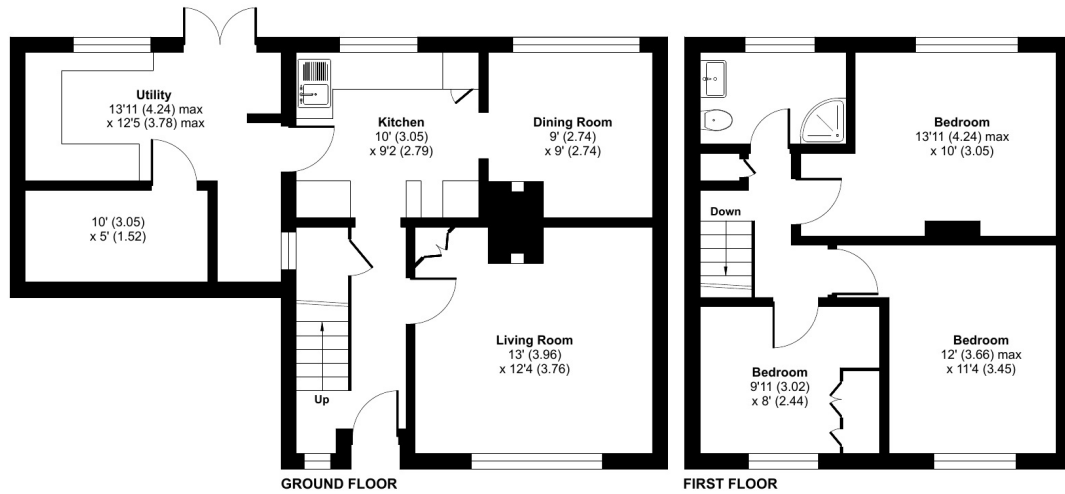
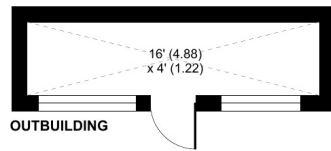
## Glebelands, Nunney, Frome, BA11

Approximate Area = 1031 sq ft / 95.7 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1095 sq ft / 101.6 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1106161



### Features

- Set in the heart of Nunney
- Driveway parking and gardens
- Two reception rooms in addition to the kitchen and utility
- Three bedrooms
- Large shower room

### Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

### FROME OFFICE

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