



1 Victoria Place, Frome, BA11 1GT

£865,000 Freehold

COOPER
AND
TANNER



1 Victoria Place, Frome, BA11 1GT

 4  1  2 EPC A

£865,000 Freehold

Description

A pair of impressive, contemporary, high spec detached family houses within this fabulous new development in the centre of Frome.

The two houses offer approximately 2281 square feet (including garage) of internal accommodation and include an impressive entrance hall, a large living room with dual aspect windows and sliding doors onto the gardens. The kitchen/family/dining area is an enormous space that is perfect for people that enjoy entertaining and families alike. The kitchen includes a range of wall and base units, stunning high-quality worktops, integrated appliances, an island, room for a table and chairs, room for sofas and large sliding doors open onto the gardens. There is also a utility room, downstairs w.c. and access into the integral garage.

The master bedroom is an incredible space with dual aspect windows, fitted wardrobes and a large en-suite shower room. There are three further double bedrooms on the first floor, one of which include fitted wardrobes. There is also a family bathroom with a bath and separate shower.

Externally, both houses will have good size gardens with three allocated parking spaces in addition to the integral garage.

Positioned off Victoria Road, the location is very quiet and just 5 minutes' walk of both the town centre and the train station.

Location

Frome is a historic market town with many notable buildings and features with 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.

Viewing

Strictly through Cooper and Tanner on 01373 455060.











Local Information Frome

Local Council: Somerset

Council Tax Band: To be confirmed

Heating: 4kw PV panels to the roof. Gas central heating.

Services: Mains water, gas, electric and drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Bristol
- Warminster, Westbury



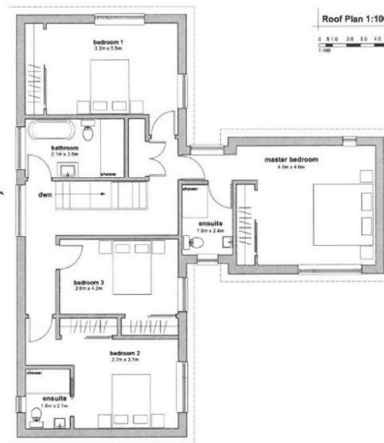
Nearest Schools

- Frome, Beckington, Bath, Bristol
- Street, Warminster and Wells

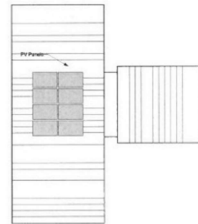




Ground Floor Plan 1:50



First Floor Plan 1:50



Roof Plan 1:100

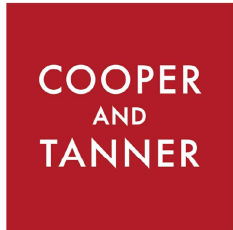


For illustrative purposes only

On The
**Proposed Dwellings on Land
 Adjacent to Victoria Cottage
 Victoria Road
 Frome**
 Frome, Wilt
**Proposed Floor Plans
 Plot 1**
 Peter Withey
 Architectural Designer
 122 Clay Street, Chippenham
 Wiltshire, Wiltshire, BA3 7JG
 Tel: 01249 761111 Fax: 01249 761112
 Email: peter@peterwithey.co.uk
 Scale 1:100 Date October 2021
 Drawing No: 10/01

FROME OFFICE

telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
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.

