

2 Portway Gardens,

Frome, BA11 1QP

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Offers in the Region of £350,000 Freehold

A superbly presented three-bedroom town house built in 2009, offering stylish and versatile accommodation across three floors. With a thriving vegetable garden to the front, sunny south-west facing rear garden, and parking for three cars, this modern home is ideally placed within walking distance of Frome's vibrant town centre and mainline train station.

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 3  1  2 EPC TBC

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DESCRIPTION

Built in 2009, this attractive three-bedroom semi-detached home forms part of a sought-after small development, ideally positioned just a short stroll from both Frome's bustling town centre and the mainline train station. The property has been thoughtfully designed for modern living, with generous proportions, an excellent layout across three floors, and a high standard of presentation throughout.

On entering the property, the welcoming hallway leads to a cloakroom and into a spacious and beautifully light kitchen/dining room to the front. The kitchen is fitted with a range of modern units and integrated appliances, complemented by wooden work surfaces. With ample space for a dining table, it makes the perfect setting for family meals or entertaining friends. To the rear of the house, the sitting room offers a calm and inviting retreat, with French doors opening directly onto the garden and oak engineered flooring. The combination of natural light and garden outlook creates a lovely sense of space, while under-stairs storage helps keep the room clutter-free.

The first floor provides two generous double bedrooms, one with fitted storage, and a well-appointed family bathroom. Rising to the second floor, the entire level is dedicated to the superb principal suite, which offers a large double bedroom, walk-in wardrobe, and en-suite shower room. This private retreat feels wonderfully airy, with far-

reaching views and useful eaves storage. The house benefits from gas central heating and double glazing throughout, making it comfortable and energy efficient.

The outside space is as appealing as the interior. To the front, the garden has been lovingly cultivated into a thriving vegetable patch with raised beds, ideal for those who enjoy home-grown produce. There is driveway parking for up to three vehicles. The rear garden is a particularly special feature of the home. Enjoying a sunny south-westerly aspect, it has been designed for both relaxation and outdoor living, with a decked seating area perfectly positioned for al fresco dining, gravelled borders planted with shrubs, and a timber shed for storage. Side access ensures practicality, while the overall layout provides a sense of seclusion and privacy.

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 = 1005 sq ft / 93.3 sq m

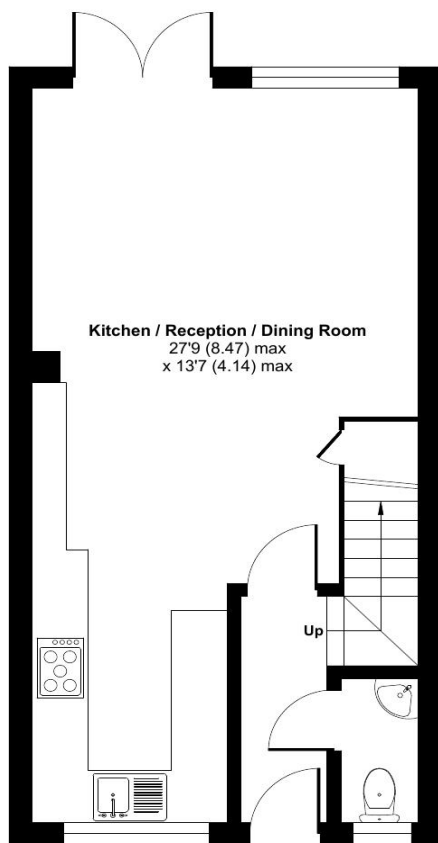
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1024 sq ft / 95 sq m

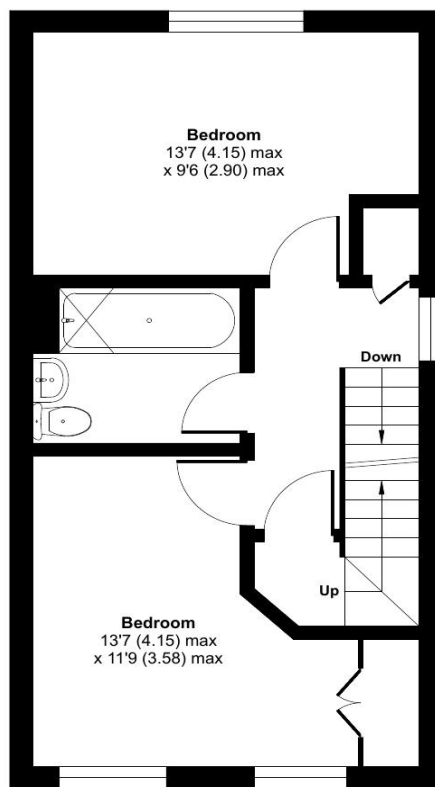
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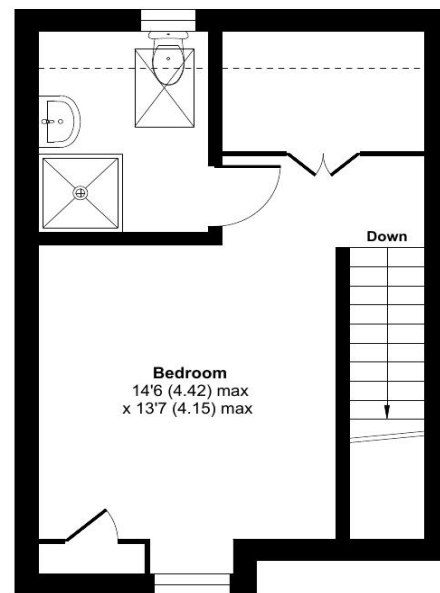
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1341010



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