

# 10 Fairview,

Mells, BA11 3PP



£390,000 Freehold

A beautifully presented, three-bedroom family home in a peaceful village, bordering nearby countryside and offering ample off-road parking and an enclosed, landscaped rear garden.

# 10 Fairview, Mells, BA11 3PP

 3  1  1 EPC D

---

**£390,000 Freehold**

## DESCRIPTION

This spacious and naturally light family home is positioned within the sought-after village of Mells and offers generous living accommodation, three bedrooms and a fantastic, landscaped rear garden.

You are welcomed into a large entrance hallway which gives access to the lounge, kitchen/diner, downstairs cloakroom and there are stairs that ascend to the first floor.

The lounge is a good size with plenty of space for furnishings and has stylish laminate flooring. A window to the front of the property allows for natural light to flood into the room.

The kitchen/diner is an impressive size, providing a wonderful social/family space to entertain and enjoy quality time together. This is another bright and inviting room, with French doors leading out to the rear garden. The kitchen itself offers a range of cream coloured wall and base units, wooden worktops and space for freestanding appliances. There is an integrated electric oven, gas hob and extractor over. A window overlooks the rear garden.

On the first floor, a landing leads you to the two double bedrooms, single bedroom and the family bathroom. The bathroom offers a contemporary three piece, white suite including a large bath with shower over, wash hand basin and w.c. There is also a heated towel rail and built-in storage.

## OUTSIDE

To the front of the property, there is ample off-road parking and a quaint garden.

At the rear of the property is an outstanding landscaped garden which is completely enclosed, making it an enjoyable and completely safe place for children and pets to enjoy! The garden is mainly laid to lawn, with an attractive patio seating area, ideal for socialising during the warmer months.

## ADDITIONAL INFORMATION

LPG heating. Mains electricity, water and drainage. No gas.

## LOCATION

Mells continues to be one of the most sought-after villages in the area. The village offers a junior school, a public house of excellent reputation and local Post Office/shop. The country house hotel of Babington House is just two miles, and the market town of Frome is within a short drive. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits.



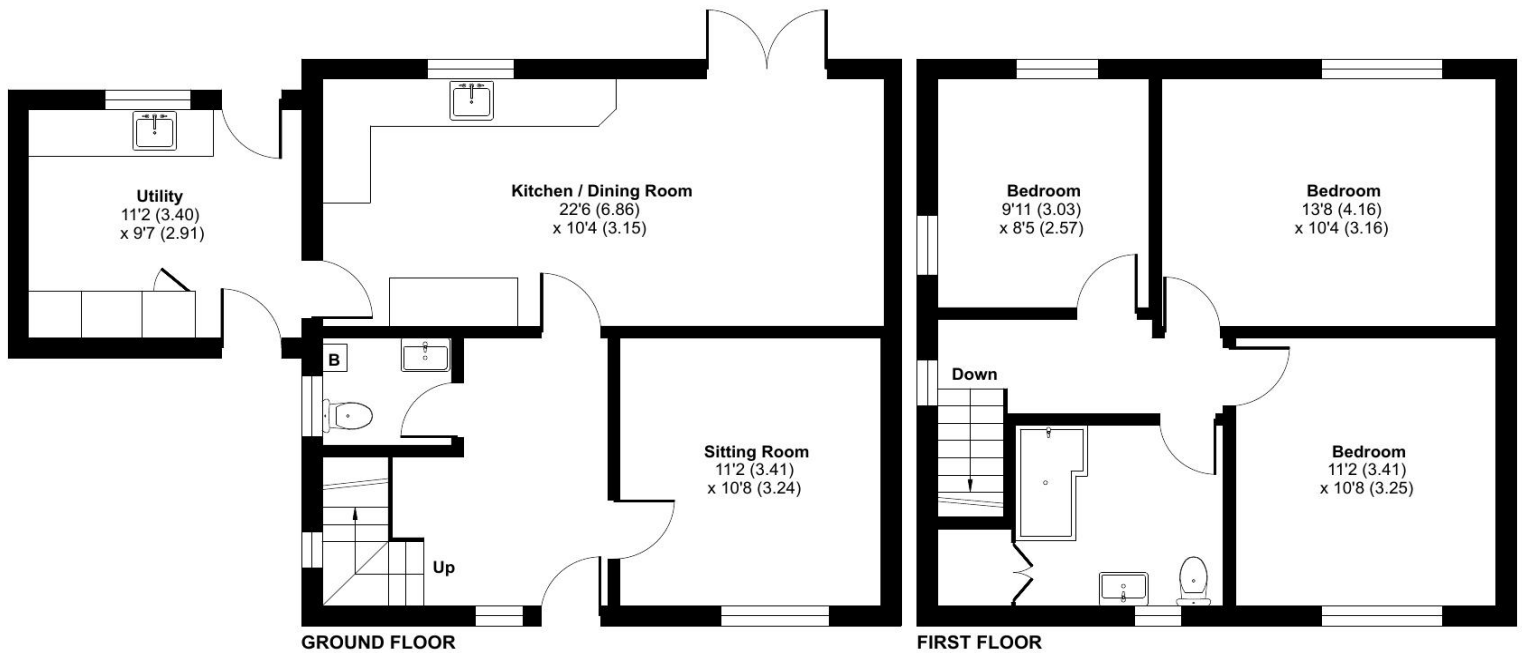




# Fairview, Mells, Frome, BA11

Approximate Area = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1316082



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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.



**RICS**



**OnTheMarket**