

13 Lansdown View,

Faulkland, BA3 5UT



£300,000 Freehold

13 Lansdown View is a charming, three-bedroom semi-detached house located in the peaceful hamlet of Faulkland, Radstock. Offering a blend of comfortable living space and a large rear garden, this property is perfect for families seeking a rural lifestyle with easy access to nearby towns. Offered to the market chain free, this is a fantastic opportunity to secure a spacious family home in a highly desirable rural location.

13 Lansdown View, Frome, BA3 5UT

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£300,000 Freehold

DESCRIPTION

A well-presented, three-bedroom property offering generously proportioned accommodation and a substantial rear garden. The property occupies an elevated plot and enjoys far reaching countryside views to the front. This fabulous family home is situated just a few miles from the market town of Frome.

You enter the home into a hallway which provides access to the kitchen/diner and separate lounge. Stairs from here rise to the first floor.

The kitchen/dining room is a good size, with plenty of space for dining furniture. There is scope here to modernise and improve if desired. The kitchen area itself offers a range of wall and base units, in addition to an inset steel sink. There is room for freestanding appliances. A window overlooks the rear garden, and a door leads through to the rear porch and downstairs w.c.

The lounge is another generous-sized room, laid with laminate flooring. There is an electric fire with wooden surround. French doors at the rear lead out into the garden.

Upstairs, the spacious landing leads into three good sized bedrooms and the family bathroom. Two double bedrooms enjoy wonderful views across open countryside, and a good size single bedroom to the rear overlooks the large garden.

The family bathroom offers a three-piece, white suite including

bath, wash hand basin and w.c. An obscured window allows for natural light to flow through this room.

OUTSIDE

Outside, the front garden is laid to lawn and the rear is boarded with trees and shrubs. The gardens are well-kept but currently a blank canvas, ready to be personalised and landscaped to suit the new owner's needs. There is the opportunity to create parking to the rear of the garden via the access track.

ADDITIONAL INFORMATION

Oil fired central heating.

No gas connected.

All other mains services are connected.

LOCATION

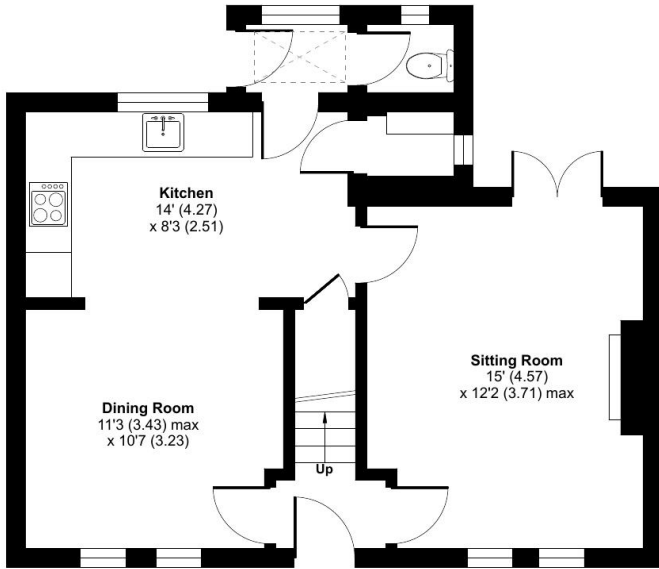
The village of Faulkland is located ten miles from Bath and its' neighbouring village of Norton St Phillip is only three miles where a primary school and Co-operative store can be found. Bath City centre is located about ten miles away, with the towns of Radstock and Midsomer Norton about six miles away.



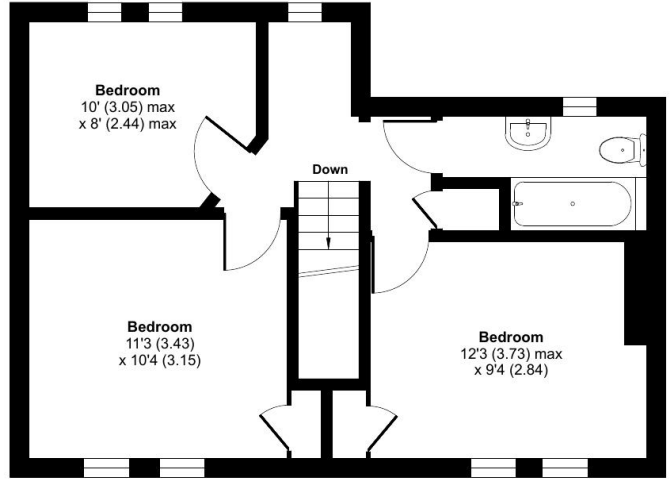


Lansdown View, Faulkland, Radstock, BA3

Approximate Area = 988 sq ft / 91.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Cooper and Tanner. REF: 1196039



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