

28 Vallis Way,

Frome, BA11 3BH

COOPER
AND
TANNER



£230,000 Freehold

 3  1  1 EPC E

Description

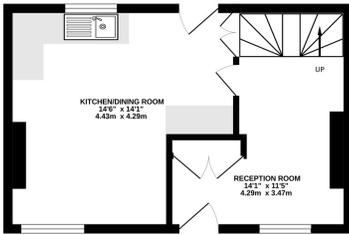
A charming double fronted, three-bedroom, mid-terraced cottage on the edge of the conservation area, just a stone's throw away from local amenities, and close to Frome town centre.

The property offers an entrance hall which is generous in size, giving ample space to store coats and shoes. The hall provides access into a spacious lounge/kitchen/dining room where there is further access to the courtyard style garden. From the hall, there are also stairs that ascend to the first floor.

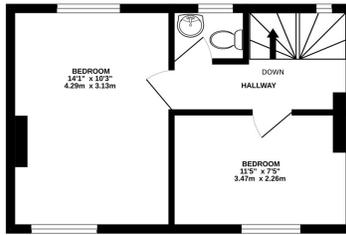
The first floor leads to two bedrooms and WC. Bedroom one is a spacious double, and benefits from being dual aspect, allowing plenty of natural light to flow into the room. Bedroom three is also on the first floor and is a single room. Ascending again to the second floor, you have the main bathroom with a fully fitted suite and bedroom two, which is a generous double with fitted storage cupboards.

Externally, to the rear of the property, there is a fully enclosed and secure garden which is partially laid to lawn, with a quaint patio area, ideal for seating. The garden is bordered by a stone wall and fencing.

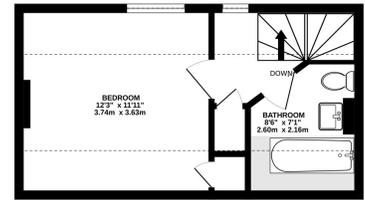
GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- Charming double fronted mid-terrace cottage
- Three bedrooms
- Spacious lounge/kitchen/dining room
- Fully enclosed garden
- Situated on the edge of conservation area



Local Information

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

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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