

# 9 Typesetter Drive,

Frome, BA11 1PF

COOPER  
AND  
TANNER



## £575,000 Freehold

A recently constructed, beautifully positioned home on the edge of this award-winning central Frome development, enjoying an unusually generous plot and a wonderfully leafy outlook. With an impressive 'A' rated Energy Performance Certificate, the property offers superb energy efficiency, exceptionally low running costs and the reassurance of modern, low-maintenance living. Offered to the market with no onward chain.

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## DESCRIPTION

Constructed in 2025, the house presents an attractive double-fronted façade, framed by planted borders and a welcoming approach to the front door. Stepping inside, a bright and notably spacious entrance hall sets the tone for the accommodation ahead. To the right, the superb open-plan kitchen/dining room enjoys a dual aspect, ensuring the space is filled with natural light throughout the day. The contemporary kitchen features sleek handleless cabinetry, quality integrated appliances and a central island with seating, while the dining area opens directly onto the garden, perfect for entertaining or relaxed family living. There is also ample room for a cosy snug area. On the opposite side of the hall, the sitting room is a generous and comfortable space with a large window to the front and French doors opening onto the garden. Additional ground-floor conveniences include a sizeable utility cupboard and a cloakroom.

Upstairs are four well-proportioned bedrooms, three doubles and a single, offering excellent flexibility for families or those working from home. The family bathroom is tastefully fitted with modern tiling, bath and shower over. The master bedroom benefits from its own en-suite shower room. All front-facing windows have been fitted with discreet privacy screens, allowing you to enjoy open views without compromise.

## OUTSIDE

To the side of the property, a driveway leads to a well-equipped single garage with power and light, accompanied by driveway parking and an additional allocated space. The rear garden is a particular feature: a generous, level and fully enclosed plot with patio areas ideal for alfresco dining, and a lawn that provides a safe haven for children and pets or a blank canvas for enthusiastic gardeners.

The Old Printworks remains highly regarded for its quality of construction, triple-glazed windows and doors, higher-than-average ceilings and its excellent position within the town. It has a flourishing homeowner network including an active book club as well as social and gardening groups - offering a wonderful balance between community, convenience and contemporary living.

## ADDITIONAL INFORMATION

There is an annual management fee of £199.66  
Gas central heating. All mains services connected.  
Privately owned solar panels.

## 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.







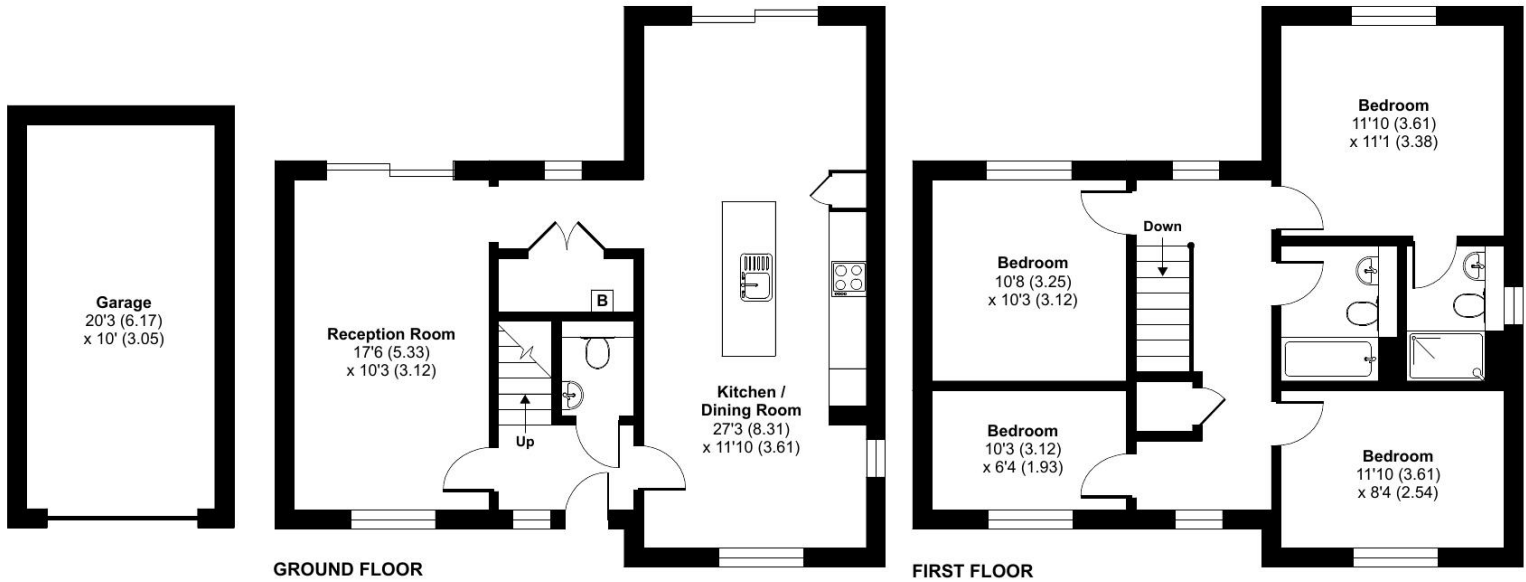
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Approximate Area = 1302 sq ft / 121 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1505 sq ft / 139.8 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: 1387451



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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

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