

12 Hillside Drive, Frome, BA11 5AS



£240,000 Freehold

This finely presented two bedroom offers spacious accommodation over two floors, a modest, low maintenance rear garden and designated parking spot and garage. Offered to the market chain free and ready to move into, early viewings are recommended

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DESCRIPTION

12 Hillside Drive is an attractive stone faced mid terraced home that features a welcoming living/dining room, with natural light filtering through large double doors that frame views of the terraced garden. The room is well-proportioned, providing ample space for seating and personal touches. To the front of the home, the modern kitchen is thoughtfully laid out, with practical counter space and storage. A cloakroom and storage cupboard complete the downstairs layout. Upstairs the two bedrooms are of good size, with the primary bedroom offering enough space for a double bed and additional furniture. It has the larger of the two en-suites, with a bath. The second bedroom, slightly smaller but still a double, is ideal as a guest room, home office, or nursery. It benefits from built-in furniture and a shower room en-suite.

The home benefits from double glazing throughout, is offered chain free and ready to move straight into, with neutral décor and modern fixtures and fittings.

OUTSIDE

There is a compact, low-maintenance garden, featuring a patio area and pebbled section, providing a private outdoor space without the upkeep of grass. To the front of the home there is also a paved section, providing ample opportunity to put your own stamp on the space.

The home's position on Hillside Drive means it benefits from a slightly elevated aspect, adding privacy and the potential for pleasant views. Local amenities, schools, and green spaces are

within walking distance, making the location convenient while still retaining a sense of tranquillity. This property presents an opportunity to create a home tailored to individual tastes, with its manageable size and thoughtful layout.

ADDITIONAL INFORMATION

Gas central heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.

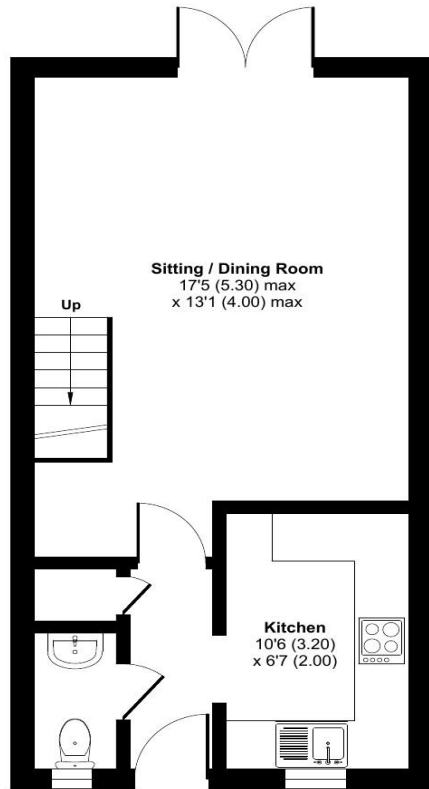




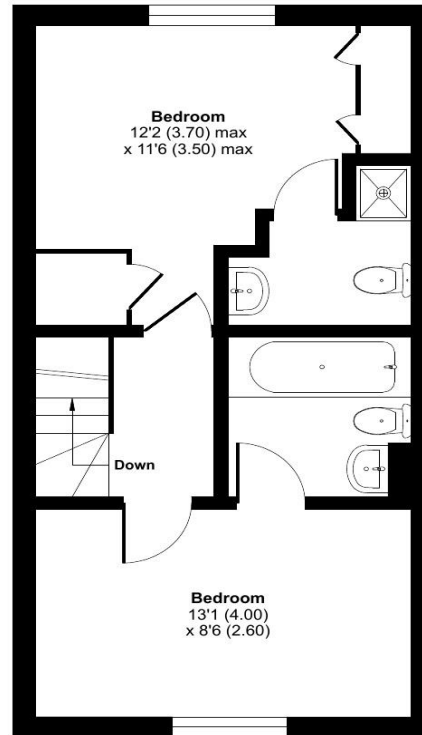
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Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Cooper and Tanner. REF: 1252604



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