



Illustrative Street Scene

1 Victoria Place, Frome BA11 1GT

£900,000 Freehold

COOPER  
AND  
TANNER

1 Victoria Place,  
Frome,  
BA11 1GT

 4  1  2 EPC tbc

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£900,000 Freehold

#### Description

A pair of impressive, contemporary, high spec detached family houses within this fabulous new development in the centre of Frome.

The two houses offer approximately 2281 square feet (including garage) of internal accommodation and include an impressive entrance hall, a large living room with dual aspect windows and sliding doors onto the gardens. The kitchen/family/dining area is an enormous space that is perfect for people that enjoy entertaining and families alike. The kitchen includes a range of wall and base units, stunning high-quality worktops, integrated appliances, an island, room for a table and chairs, room for sofas and large sliding doors open onto the gardens. There is also a utility room, downstairs w.c. and access into the integral garage.

The master bedroom is an incredible space with dual aspect windows, fitted wardrobes and a large en-suite shower room. There are three further double bedrooms on the first floor, one of which include fitted wardrobes. There is also a family bathroom with a bath and separate shower.

Externally, both houses will have good size gardens with three allocated parking spaces in addition to the integral garage.

Positioned off Victoria Road, the location is very quiet and just 5 minutes' walk of both the town centre and the train station.

These two houses are expected to be completed towards the end of October 2023.

#### Location

Frome is a historic market town with many notable buildings and features with 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.

#### Viewing

Strictly through Cooper and Tanner on 01373 455060.

**Local Council:** Somerset Council

**Council Tax Band:** To be confirmed

**Heating:** 4kw PV panels to the roof. Gas central heating.

**Services:** Mains water, gas, electric and drainage.

**Tenure:** Freehold.



#### Motorway Links

- A303, A36
- M4, M5



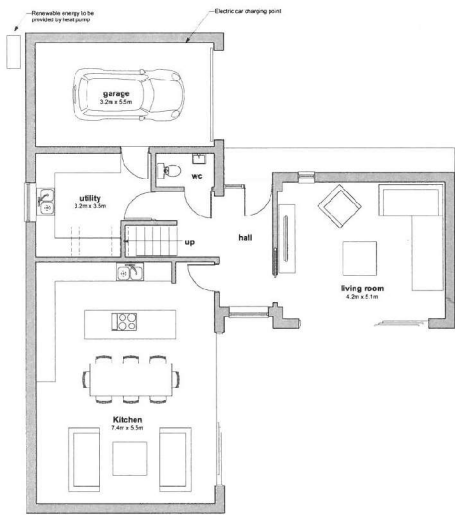
#### Train Links

- Frome, Bath, Bristol
- Warminster, Westbury

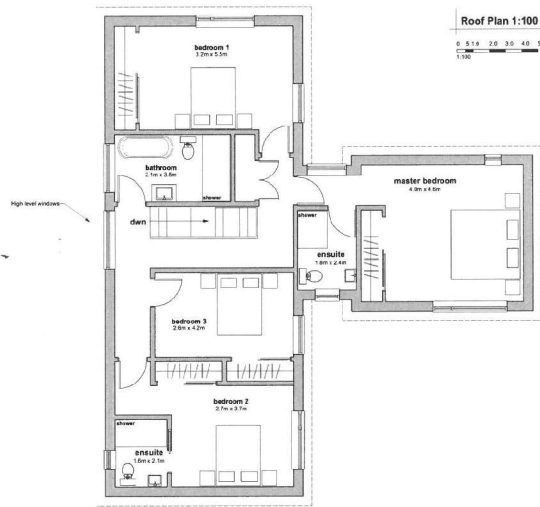


#### Nearest Schools

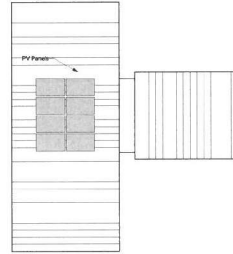
- Frome, Beckington, Bath, Bruton
- Street, Warminster and Wells



Ground Floor Plan 1:50  
0 1.5 3 4.5 6  
1:50



First Floor Plan 1:50



Roof Plan 1:100  
0 5 10 20 30 40 50  
1:100

Job Title  
**Proposed Dwellings on Land Adjacent to Victoria Cottage Victoria Road Frome**

Proposed Floor Plans  
Plot 1

Petar Wilhey  
Architectural Designer  
123 Clay Street Crockerston  
Wiltshire BA12 9JZ  
Tel: 01306 881111 www.petarwilhey.com

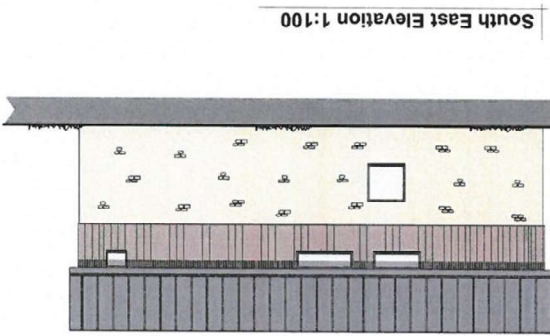
Scale 1:100 Date October 2021  
Drawing No: T11111



Site Plan 1:200

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, or constitute part of, an offer or contract. All descriptions, dimensions, references 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.

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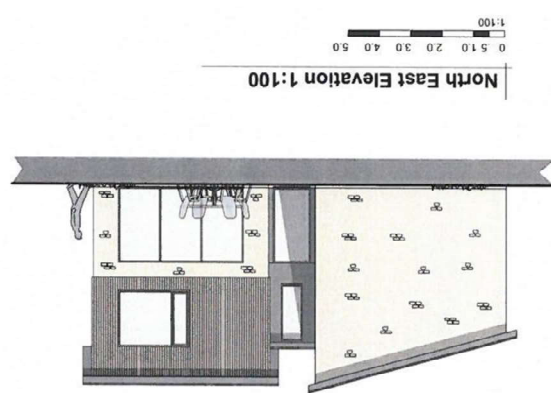
South East Elevation 1:100



South West Elevation 1:100



North West Elevation 1:100



North East Elevation 1:100



**Materials**  
 Walls - Natural stone and timber cladding  
 Roof - Standing seam metal roofing

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**Proposed Dwellings on Land  
 Adjacent to Victoria Cottage  
 Victoria Road  
 Frome**  
 Drawing Title  
**Proposed Elevations  
 Plot 1**