

8 Sun Street,

Frome, BA11 3DA

COOPER
AND
TANNER



£425,000 Freehold

An exciting opportunity to purchase a pretty, three-bedroom, end of terrace home, located in the desirable conservation area of Frome. With off-street parking for one car and an enclosed rear garden.

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£425,000 Freehold

DESCRIPTION.

8 Sun Street is a pretty, end of terrace, three-bedroom home which is set in the desirable conservation area of Frome and has been finished to an excellent standard throughout. Offered with no onward chain, viewings for this home are highly recommended.

As you enter through the front door, you are greeted by a generous hallway which is used for storing coats and boots. From here you have access to all the ground floor living space and the first-floor accommodation. To the right-hand side of the hallway, you have the dining room, which is a good size and has space for a dining table and four chairs, a sofa and space to entertain with friends and family. A set of stairs in the dining room will lead down to the lower ground floor which could make the perfect games room or home office.

On the ground floor beyond the dining room you have a cosy living room which has space for a two-seater sofa and a coffee table. The kitchen is at the rear of the home and is finished to an excellent standard with a range of wall and base units, an integrated dual oven and an electric four ring hob. There is space for white goods and a door leads to the rear garden.

On the first floor you are greeted by a landing and at the front of the property you have a good-sized bedroom which is currently being used as a home office but could very easily be turned back into a bedroom and has the

added benefit of built-in storage. Along the very well-lit hallway and on the right-hand side you have another double bedroom and at the far end of the hallway you are greeted by the bathroom, which has a fitted three-piece suite and storage for the hot water tank.

On the second floor is the main bedroom, which is generous in size, has plenty of natural light and has built-in storage either side of the bed.

OUTSIDE

To the rear of the property is a charming walled garden which is low maintenance and offers plenty of space to soak up the sunshine and entertain guests. To the side of the property there is a parking space for one car.

ADDITIONAL INFORMATION

Gas and electric central heating. Mains electricity, gas, water and drainage are all connected.

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.





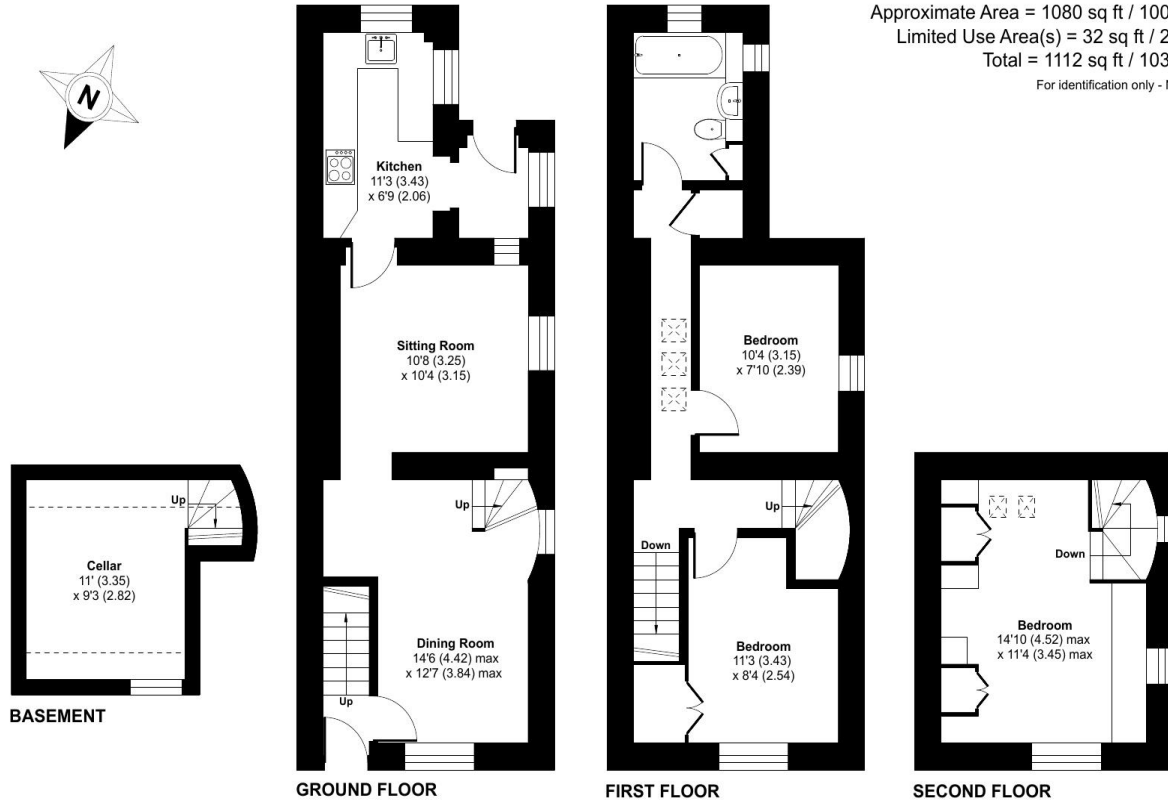
Sun Street, Frome, BA11

Approximate Area = 1080 sq ft / 100.3 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2024. Produced for Cooper and Tanner. REF: 1152886



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