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Residential Sales



Frome Road, Bath

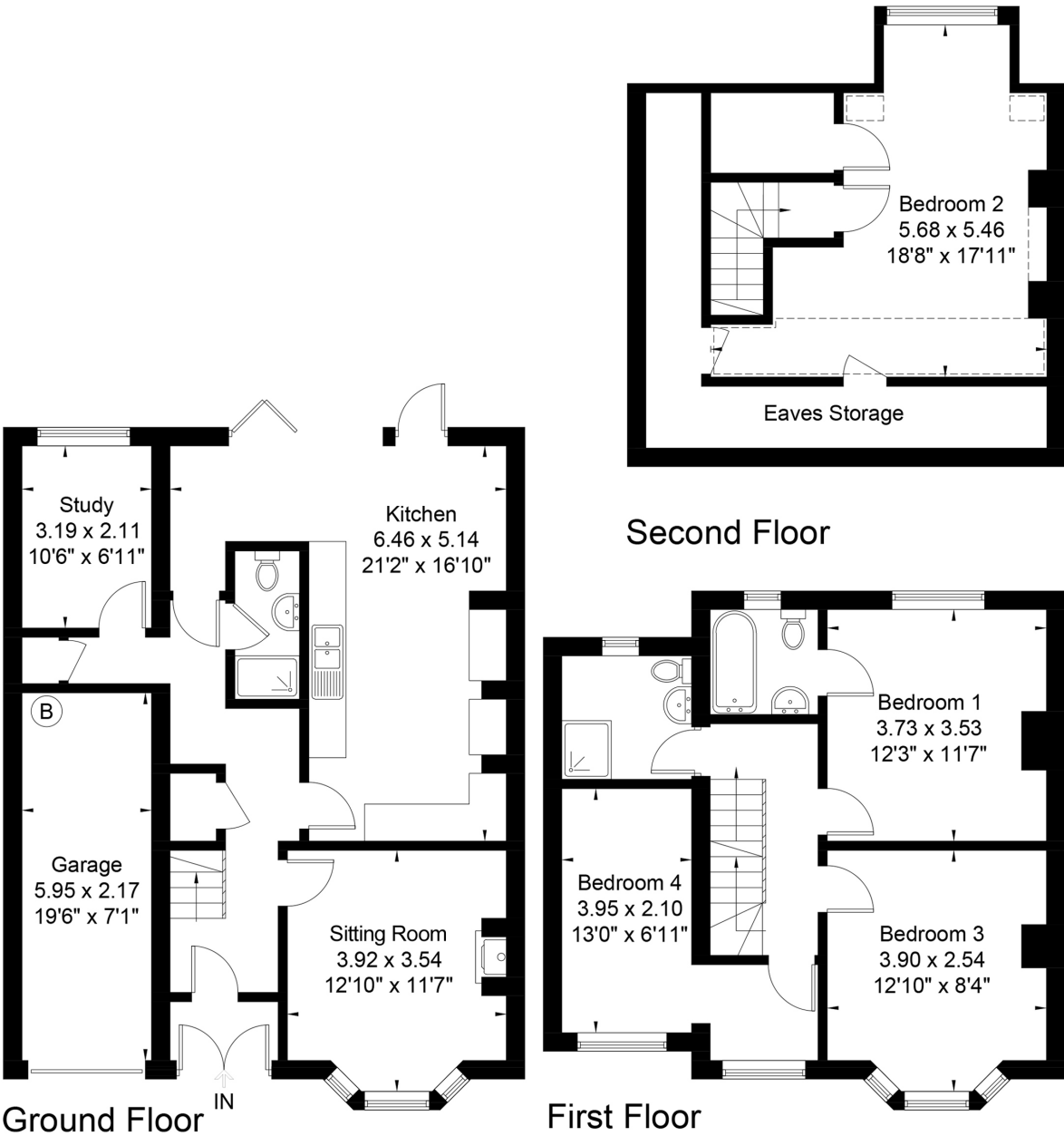






128 Frome Road, Bath BA2 2PP

Approximate Gross Internal Area = 159.1 sq m / 1712 sq ft  
Garage = 12.5 sq m / 134 sq ft  
Total = 171.6 sq m / 1846 sq ft



128 Frome Road  
Bath  
BA2 2PP

A spacious and sought after, 4/5 family home set in a popular area on the southern side of the city close to local amenities and easy access to the city centre.

Tenure: Freehold

£575,000



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

# Situation

Frome Road is perfectly placed for easy access to a range of excellent local amenities, as is nearby Bear Flat. Local primary schools include St Phillips and St Martins, and highly rated secondary schools include Beechen Cliff School, Monkton Combe School, Prior Park College, The Paragon School and Hayesfield Girls School.

The World Heritage City of Bath is only a short distance away and offers an array of wonderful cultural activities, which includes the Holburne Museum and The Theatre Royal along with world class sporting facilities nearby at Bath University and Bath Rugby and Cricket Clubs. In addition, there is excellent independent and chain shopping available in Southgate Shopping Centre and Milsom Place and a wonderful selection of fine restaurants, cafés, and wine bars.

Communications include a direct rail link from Bath Spa Railway Station to London Paddington, Bristol and South Wales and the M4 motorway junction 18 is approx 10 miles to the north. Bristol International Airport is 15 miles to the west

# General Information

Services: All mains services are connected  
Heating: Gas fired central heating  
Tenure: Freehold  
Council Tax Band: D

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# Description

The property is approached via a generous, brick-block paved parking apron leading to the front porch, garage and gated side access.

Once inside, the welcoming hallway leads through the property with attractive floor tiling. The bay fronted, front aspect sitting room has a fireplace with inset wood-burning stove and an exposed parquet wooden floor. This flooring also runs through the smart, and appointed kitchen to the extended dining space boasting two sets of bi-fold doors opening onto the south facing, enclosed garden. The ground floor is completed with a study / bedroom 5, a shower room and a handy utility cupboard.

The first floor is also larger than average with 3 well-proportioned bedrooms (one of which having ensuite facilities) and family bathroom. There is a second floor to the house giving another bedroom which has great storage.

Externally to the rear of the property, the garden enjoys mature trees and borders, with a central path leading through the lawn to a garden shed. It is enclosed on all sides and offers a large terrace area just off of the kitchen.

This is a particularly attractive property, and a viewing is strongly recommended by the sole agents Cobb Farr.

# Accommodation

## Ground Floor

Frosted double doors lead into the porch.

### Porch

With wooden front door, hammered glass picture windows leading into the main hallway.

### Hallway

With stairs rising to the first-floor landing, single panelled radiator, decorative tiled flooring, understairs storage cupboard housing the consumer unit and electric meter, utility cupboard with plumbing, drainage and power for washing machine and tumble dryer.

### Shower Room

Comprises low flush WC, walk-in shower cubicle with folding glazed door, wash hand basin with vanity cupboard below, part tiled walls and tiled flooring, extractor fan and downlighting.

### Study

With rear aspect double glazed window, single panelled radiator, various built-in shelving and cupboards.

### Sitting Room

With herringbone wooden flooring, front aspect double glazed bay window, single panelled radiator, plantation style shutters, fireplace with inset wooden burning stove, tiled hearth and exposed Bath stone lintel and sliding door cupboard.

### Kitchen

With herringbone wooden flooring, matching range of eye and base level gloss units, butchers block worksurface area, twin ceramic Belfast sinks with mixer tap and drainer, drinking water feed, space for 1½ width Range style oven, space for upright fridge/freezer, built-in dishwasher and open to the dining area.

### Dining Area

With tiled flooring, downlighting, tall bespoke radiator, and bi-folds door leading out onto the rear garden and patio.

## First Floor

### Landing

Doors to all rooms.

### Bedroom 2

With front aspect bay window, planation shutters, singe panelled radiator and vinyl flooring.

### Bedroom 1

With rear aspect double glazed window, vinyl flooring, single panelled radiator and door through to en-suite bathroom.

### En-Suite Bathroom

Comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splash back, free-standing bath with mixer tap and telephone shower attachment, water heated towel rail and downlighting.

### Bedroom 3

Located over the garage to the front with front aspect double glazed window, planation shutters, single panelled radiator, vinyl flooring and space for large wardrobe.

### Shower Room

Comprises low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, shaver point, downlighting, rear aspect frosted double glazed window, walk-in 1½ width shower cubicle with mini tile part tiled walls and thermostatic shower with chrome riser, extractor fan and a water heated towel and tiled flooring.

From the first-floor landing, stairs rise again to the second floor.

## Second Floor

### Landing

With door leading to bedroom 4.

### Bedroom 4

An eaves bedroom with exposed brickwork from the chimney breast and fireplaces coming up from downstairs, single panelled radiator, eave storage and rear aspect raised window.

## Externally

To the front there is a brick block driveway providing hardstand and off-road parking for numerous vehicles which leads to the front step gated side access and integral garage.

To the rear there is a generous area of slabbed patio providing and area for seating and dining table. The garden is mainly laid to level lawn with closed board privacy fencing, mature conifer trees, garden shed and a path to the bottom of the garden.

