

# 23 Weylands,

Frome, BA11 3AQ

COOPER  
AND  
TANNER



£185,000 Leasehold

Recently renovated throughout, this well-proportioned two-bedroom ground floor apartment enjoys front and back gardens and a fabulous outlook across to the river Frome.

# 23 Weylands, Frome, BA11 3AQ

 2  1  1 EPC D

---

**£185,000 Leasehold**

## DESCRIPTION

A very well-proportioned recently renovated ground floor two-bedroom property which enjoys gardens, parking and just a ten-minute walk along the river Frome to the town centre.

The accommodation briefly includes an entrance hall which opens into the most amazing, open plan, naturally light living/dining room with doors out to the rear gardens. The kitchen has been completely updated and provides wall and base units, good storage and room for white goods, (which are also available for purchase). From the kitchen window you look straight onto the river walk which is part of the Mell's link and goes into Whatcombe fields. The two bedrooms are excellent doubles, and the updated bathroom now enjoys a large bath and separate shower alongside the basin and W.C.

## OUTSIDE

To the front is a fenced lawn with path and paved area leading to the front door.

The rear garden offers a patio seating area and is a lovely, private space to unwind and enjoy a bit of a sun trap in the summer.

## AGENT'S NOTE

The entire property underwent an extensive renovation in 2019 which included all new wiring, plumbing, tiling and a brand-new hot air heating system and combination gas boiler. Parts of two interior walls were removed to create a lighter, more modern and open floor plan with brand new hard flooring and carpets throughout. Both kitchen and bathroom were redesigned with all new fittings professionally installed in 2019.

## ADDITIONAL INFORMATION

125-year lease – 92 years remaining.  
Service charge £60.00 per annum.  
Ground rent - £10.00 per annum.

## 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.





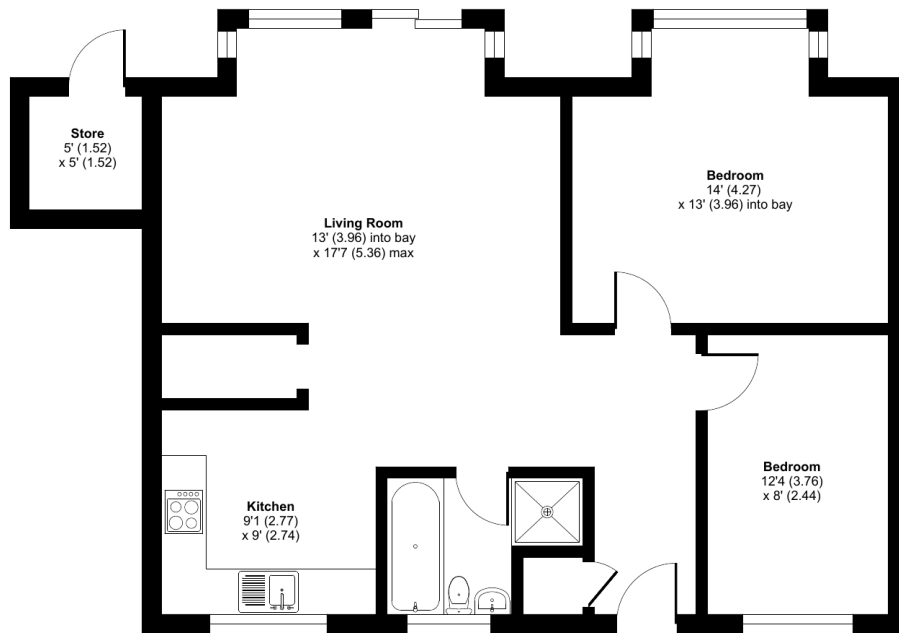
# Weylands, Frome, BA11

Approximate Area = 788 sq ft / 73.2 sq m

Store = 25 sq ft / 2.3 sq m

Total = 813 sq ft / 75.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Cooper and Tanner. REF: 1102090



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference 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.

