

10 Theobald Road, Nunney, BA11 4FP



OIEO £295,000 Freehold

A beautifully presented three bedroom family house on the edge of Nunney with stylish accommodation, landscaped gardens, parking for multiple vehicles and an electric car charging point.

10 Theobald Road, Nunney, BA11 4FP

 3  1  2 EPC B

OIEO £295,000 Freehold

DESCRIPTION.

An opportunity has arisen to purchase this beautifully presented, light and airy, three bedroom modern family home enjoying spacious accommodation throughout and economical living with an external air source heat pump, set on the edge of the ever popular village of Nunney

The kitchen to the rear comprises a range of base and wall mounted cabinets, sink inset into the worktop, integrated oven, fitted hob with extractor hood overhead, integrated washing machine and dishwasher. The kitchen is open plan offering ample space for a dining table and chairs, with French style UPVC double doors opening onto the garden.

To the front of the home is a spacious lounge with room for furniture and views onto the front. The ground floor is completed with a handy entrance hall and fitted cloakroom with wash hand basin and W.C.

Making your way upstairs the master bedroom to the front is a good size double, with the added benefit of a modern three-piece en-suite shower room. There are two further good size bedrooms of which are served by the modern three-piece bathroom suite.

OUTSIDE

Externally, the private fence enclosed rear garden is predominantly laid to stone chippings with a large patio area adjoining the doors from the kitchen/diner, an excellent arrangement for Al-fresco dining and entertaining. There is an air source heat pump and access gate from the front. There is also parking for multiple vehicles and an electric car charging point.

ADDITIONAL INFORMATION

Air source heat pump heating. Electric, water and drainage connected.

LOCATION

The village of Nunney benefits from a pub which serves good food, a shop, cafe and the 14th Century Medieval Castle. There are many footpaths with wonderful walks through glorious surrounding countryside. The village primary school is a short walk away and Frome is just over 3 miles away, with many amenities, independent shops, restaurants, and cafes. Frome train station has rail links to Bath, Bristol and London.



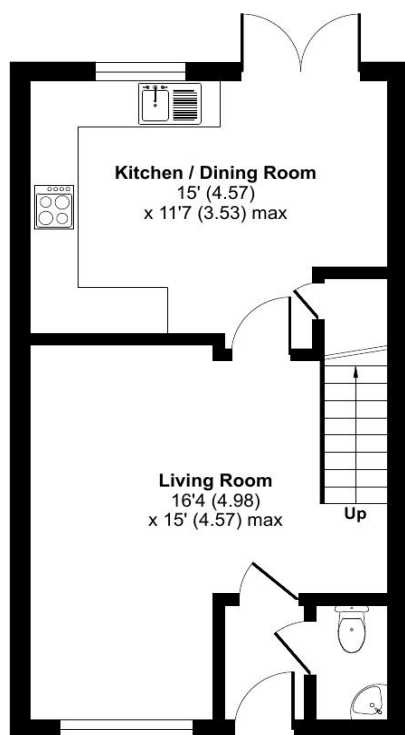




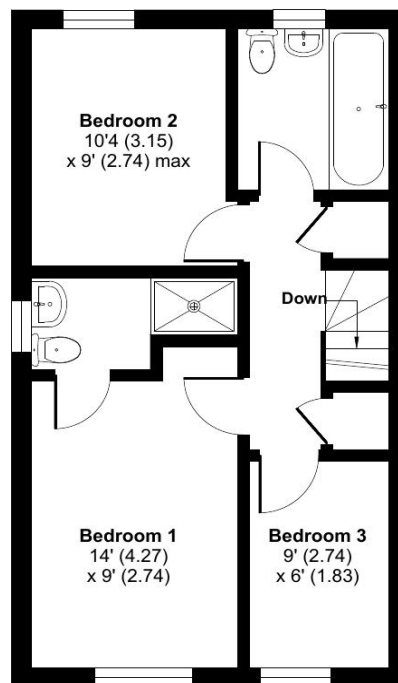
Theobald Road, Nunney, Frome, BA11

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1067694



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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.



RICS

