

1 Pennys Piece,

Frome, BA11 2TD

COOPER
AND
TANNER



OIEO £400,000 Freehold

An immaculately presented, four-bedroom, semi-detached chalet style bungalow on the Bath side of Frome town.

1 Pennys Piece, Frome, BA11 2TD

 4  2  2 EPC C

OIEO £400,000 Freehold

DESCRIPTION

This substantially extended, four-bedroom semi-detached property is situated on the Bath side of Frome town and offers wonderfully light and spacious living accommodation throughout.

You enter the home into a small entrance hall which gives access to the lounge, and there are stairs that rise to the first floor.

The lounge is a wonderfully light and spacious room with plenty of room for large furnishings. The room leads seamlessly into the large kitchen/dining/breakfast room, which is a wonderful entertaining space and has been extended and fitted out to a high spec, with navy blue wall and base units, tiled flooring, integrated appliances and additional space for a large dining table and chairs. Just off this room is a downstairs shower room, with w.c, wash hand basin and corner shower. Another door from the dining space leads into the utility room which, in turn, leads through to the single garage. French doors lead out from the dining space, onto the garden.

On the first floor, there are four bedrooms, three of which are good size double rooms and are all fully carpeted and the final room being a single bedroom - ideal as a nursery/childrens bedroom, guest room or home office. There is a family bathroom which serves these bedrooms, offering w.c, wash hand basin and bath with shower over.

OUTSIDE

To the front of the property there is a good size driveway offering ample off-road parking. The driveway leads up to the single garage with electric up-and-over door.

At the rear of the property is a lovely garden space which is currently a blank canvas waiting to be personalised to the taste of the new owner. There is a quaint patio seating area and a step up onto a lawn which is fully enclosed by fencing.

ADDITIONAL INFORMATION

Gas fired central heating heating.

Mains electricity, water and drainage are all connected.

LOCATION

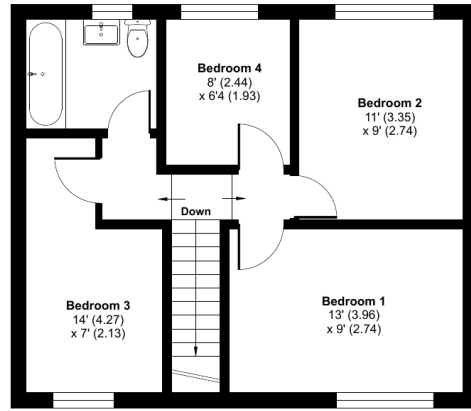
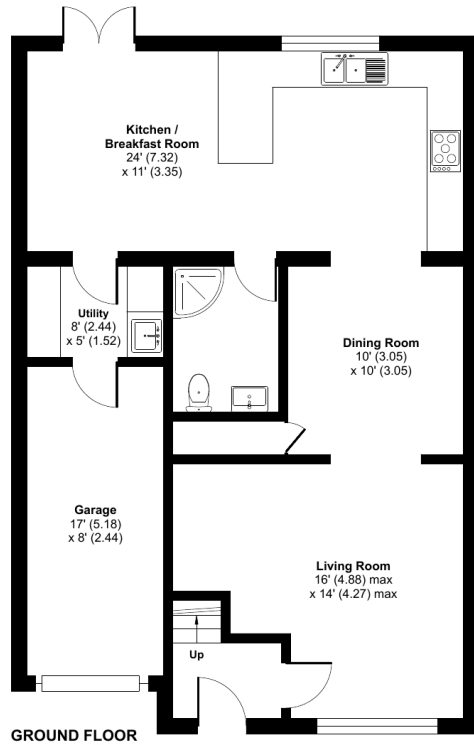
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





Pennys Piece, Frome, BA11

Approximate Area = 1213 sq ft / 112.6 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1341 sq ft / 124.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1082894



FROME OFFICE
 Telephone 01373 455060
 6 The Bridge, Frome, Somerset, BA11 1AR
frome@cooperandtanner.co.uk



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.

