

The Old Printworks,

Caxton Road, Frome, BA11 1NE

COOPER
AND
TANNER



£495,000 Freehold

4 2 2 EPC B

Description

Plot 115 is a superb four-bedroom semi-detached townhouse that features a stunning open plan dining/family room enhanced by the over-sized floor to ceiling heights. There are sliding doors onto the garden from the family area.

There is also an additional living room on the first floor to allow for another space to relax, with plenty of light from large triple-glazed windows. The additional living room could also be used as an extra bedroom or home office.

Externally, there is a garage and two allocated parking spaces.

PLEASE NOTE All computer-generated images used for illustrative purposes.

T8

4 BEDROOM TOWNHOUSE

Plot Numbers

30, 31, 92-95, 111-116, 140-145,
156 & 157

- Open plan kitchen/dining/family room
- Sliding doors onto the garden from family area
- Under stairs storage
- Separate living room on first floor
- Garage and two allocated parking spaces

Please note: Plots 141, 143 & 145 are handed. Ask for more information.
Windows may differ on specific plots. Speak to a sales advisor for more information.

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. 2021

Dimensions

Ground Floor

1. **KITCHEN**
4.20m x 2.30m
13'9" x 7'7"
2. **DINING**
3.60m x 2.10m
11'10" x 6'11"
3. **FAMILY**
4.80m x 3.20m
15'1" x 10'6"

First Floor

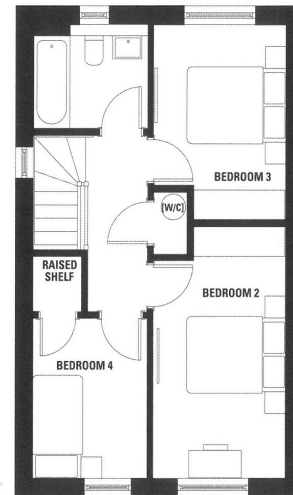
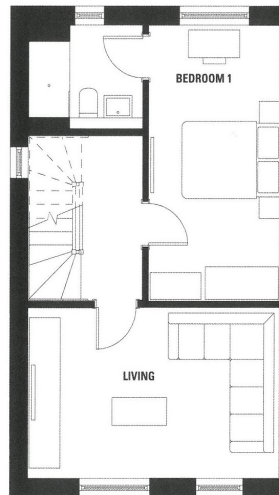
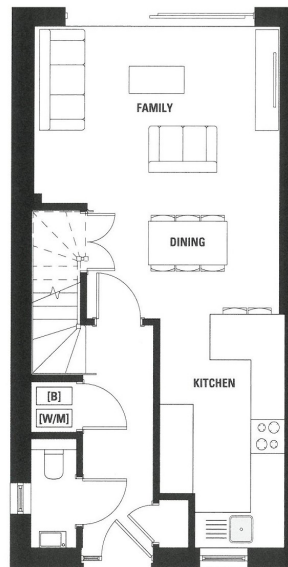
4. **LIVING**
4.80m x 3.00m
15'9" x 9'10"
5. **BEDROOM 1**
5.00m x 2.50m
16'5" x 8'2"

Second Floor

6. **BEDROOM 2**
4.50m x 2.50m
14'9" x 8'2"
7. **BEDROOM 3**
3.50m x 2.50m
11'6" x 8'2"
8. **BEDROOM 4**
2.10m x 1.90m
6'11" x 6'3"

KEY:

- (B) BOILER
- (W/M) SPACE FOR WASHING MACHINE
- (W/C) WATER CYLINDER



Features

- A superb four-bedroom townhouse
- Stunning open plan dining/family room
- Contemporary kitchen with Caesarstone worktop and integrated appliances
- Separate living room to first floor
- CAT6 and fibre optic broadband
- Sliding doors leading to garden
- Garage with additional allocated parking spaces
- Access to 1.5 acres of public open space
- Less than a mile to Frome town

Local Information

- Council Tax Band TBC
- Tenure Freehold
- EPC Rating B

FROME OFFICE

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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.

