

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332)
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111)
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



Apartment 8 West Hill House, West End, Frome, BA11 3AD

Positioned in a quiet yet highly convenient central location in Frome, this well proportioned 2 bedroom apartment within this handsome Georgian building offers generous lateral space, wonderful communal gardens and allocated parking. The property is available with no onward chain.

Tenure: Share of Freehold

£325,000

Situation

West Hill House is situated in a tucked away, yet highly convenient central position within the bustling market town of Frome with all its amenities including a cinema, two theatres, local and national retail outlets and railway station providing direct access to Bath, Bradford on Avon, Bristol, and London. Frome enjoys a thriving arts, crafts, theatrical, and musical community, with regular events at the Cheese and Grain and is a magnet for shoppers within the area, boasting a famous market, quaint streets and the renowned Babington House Country Club which is just a short drive from the town centre. Country walks and rambles can be enjoyed throughout the countryside around including the Longleat Estate.

The historic city of Bath is approximately 11 miles away with many fine shops, restaurants, wine bars, museums, Abbey, The Theatre Royal, Bath Thermae Spa, excellent sporting facilities and a main line railway station providing direct access to London Paddington and the city of Bristol.

Description

Hallway With solid wood front door, access to all rooms, built-in storage cupboard with water heater and fuse box, radiator.

Living Room With vaulted ceiling, front and side aspect windows and a side aspect Velux window, gas fireplace, two radiators, open plan to;

Kitchen/Dining Room With rear aspect Velux window, range of floor and wall mounted units and hardwood worksurfaces incorporating stainless steel sink with mixer tap and drainer, integrated fridge, freezer, microwave, dishwasher and Flavel 5 ring gas hob and oven with extractor fan.

Utility With a range of floor and wall mounted units incorporating stainless steel sink with mixer tap and drainer, gas fired boiler providing domestic hot water and central heating, heated towel rail, space and plumbing for washing machine, space and plumbing for a tumble dryer.

Cloakroom With WC, wash hand basin, heated towel rail and extractor fan.

Bathroom With WC, hand wash basin, heated towel rail, extractor fan, bath with shower head attachment, partially tiled walls and storage cabinet.

Bedroom 1 With side aspect window and side aspect Velux window, radiator access to en suite.

En suite With WC, hand wash basin, built in storage cabinet, double width shower cubicle, heated towel rail.

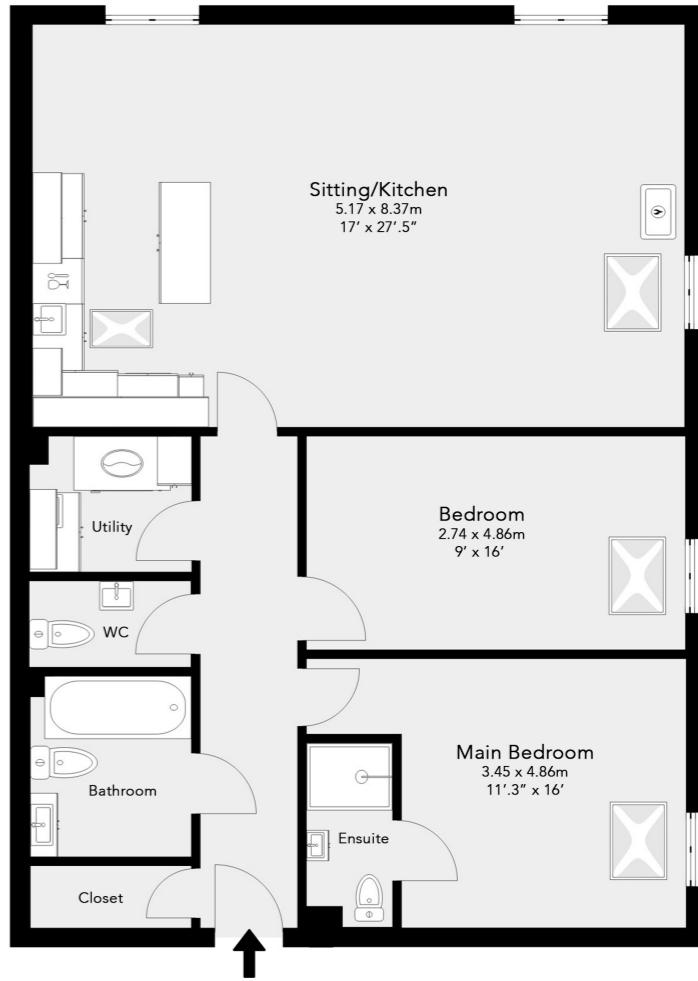
Bedroom 2 With side aspect window and side aspect Velux window, radiator.

Externally the property benefits from 2 allocated parking spaces adjoining an immaculate and well looked after communal garden, filled with trees and benches for relaxation.

Key Features

- No onward chain
- 2 double bedrooms
- Open plan reception room
- Peaceful central location
- Allocated parking
- Communal gardens
- Beautiful period building

Floor Plan



Total Floor Area
(approx)
93 Sqm
1001 Sqft

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Somerset Council

Tenure: Share of freehold

Management Charge: Approx £2,000 per annum

Council Tax Band: Band E

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent