

7 Upper Whatcombe,

Frome, BA11 3SA

COOPER
AND
TANNER



£385,000 Freehold

An opportunity to purchase a detached three-bedroom home with wonderful countryside views, off street parking and a good standard of finish throughout.

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 3  1  1 EPC C

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DESCRIPTION

7 Upper Whatcombe is a well-proportioned three-bedroom, detached home within walking distance of Frome town centre. Viewings are highly recommended.

As you enter through the front door, you are greeted by the entrance hall, from here you have access to all the ground floor living accommodation and a set of stairs lead down to the lower ground floor living space. On the ground floor there are three good sized bedrooms, two of which are double and are found at the rear of the property and a generous single which can be used as a home office if required. There is also a family bathroom which is currently fitted with a shower over the bath, a W/C and a low-level wash hand basin.

On the lower ground floor you are welcomed by a hallway, to the right-hand side of the property you have a spacious living room with a fireplace and gas fire. You also have the benefit of enjoying wonderful countryside views.

From the living room you have a generous sized conservatory which has a pair of double doors that lead out to the rear garden.

The kitchen and dining room are located on the left-hand side of the property.

The kitchen is finished to a good standard and has a range of wall and base units, an integrated dual oven, four-ring gas hob and built-in appliances.

The dining room is a good size and has space for a table and chairs and is perfect for entertaining with family and friends.

OUTSIDE

To the front of the property, you have parking for a couple of cars and access to the single garage as well. To the rear, the garden is mainly laid to lawn but has a wide variety of shrubs and bushes and there is a garden shed.

ADDITIONAL INFORMATION

Gas fired central heating. All mains services are 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.





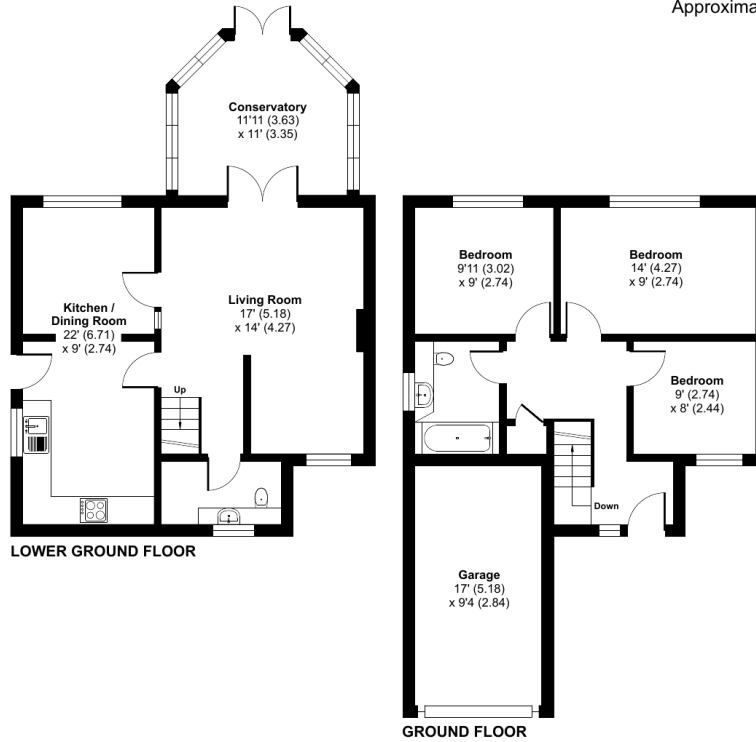
Upper Whatcombe, Frome, BA11

Approximate Area = 1109 sq ft / 103 sq m

Gaarge = 153 sq ft / 14.2 sq m

Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Cooper and Tanner. REF: 1119277



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