

# 29 Wedmore Close,

Frome, BA11 2YA

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## Offers in Excess of £237,500 Freehold

On a peaceful cul-de-sac on Frome's popular Bath side, this appealing three-bedroom modern home offers a wonderful opportunity for first-time buyers or investors alike. Light, well-proportioned and with plenty of scope to add your own stamp, this property combines a quiet setting with easy access to local amenities and transport links

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### DESCRIPTION

Built in the mid-1980s, the house has a welcoming feel from the moment you arrive. A neat front lawn and pathway lead to the entrance porch, which opens into the hall and a useful downstairs cloakroom. To the front is a bright kitchen, while to the rear a generous sitting/dining room enjoys views of the garden through sliding doors, ideal for relaxing or entertaining. There's also practical understairs storage to make good use of the space.

Upstairs, the main bedroom is a comfortable double with two east-facing windows that draw in the morning light. A further small double and a single bedroom are positioned to the rear, alongside a family bathroom fitted with a shower-over-bath arrangement. The landing provides an additional storage cupboard.

### OUTSIDE

Outside, the garden is fully enclosed and offers a patio seating area with the rest of the space ready for landscaping to personal taste, a true blank canvas. To the side of the property is tandem parking for two cars, while nearby paths and bus stops make travelling into Frome or Bath effortless.

Offered chain-free and priced attractively to reflect the need for some updating, this is a home with genuine potential, perfectly placed for those seeking a modern, low-maintenance property in a peaceful yet convenient location.

### ADDITIONAL INFORMATION

Gas central heating, all mains services connected.

### LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





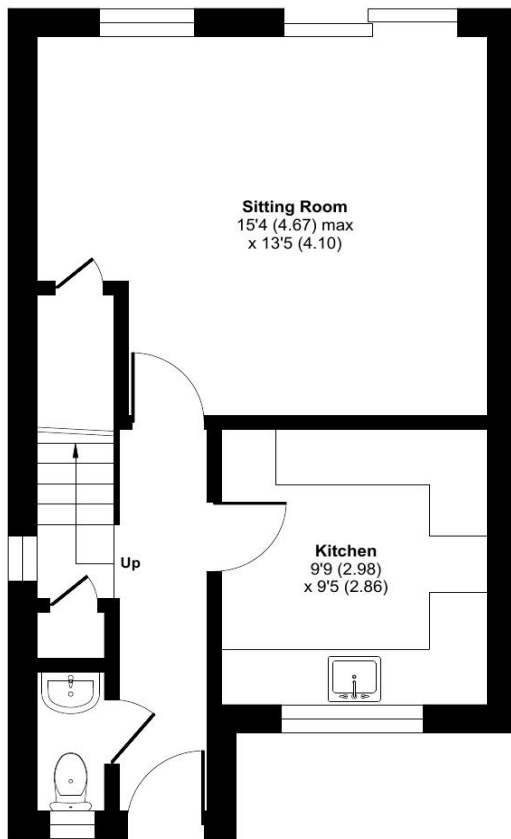




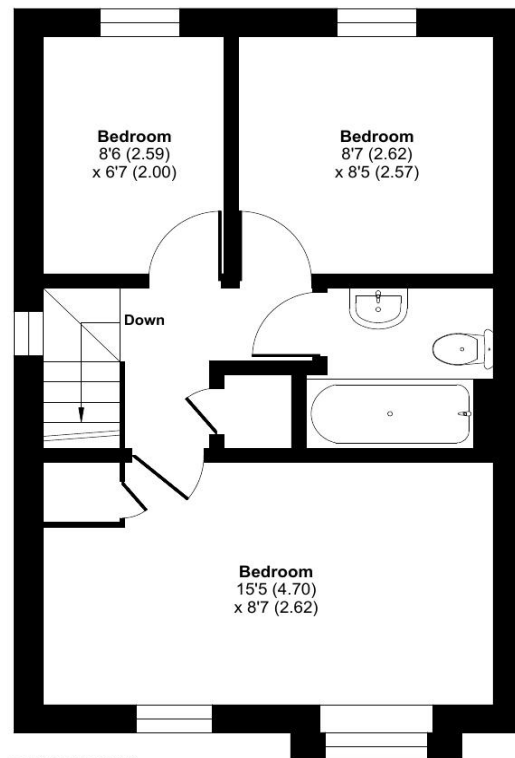
## Wedmore Close, Frome, BA11

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1376936



### FROME OFFICE

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