

135 Marston Lane,

Frome, BA11 4DS

COOPER
AND
TANNER



£535,000 Freehold

An exciting opportunity to purchase a three-bedroom family home, occupying a good plot and having far reaching countryside views. In need of some modernisation and offered with no onward chain.

135 Marston Lane, Frome, BA11 4DS

 3  2  1 EPC D

£535,000 Freehold

DESCRIPTION.

135 Marston Lane is a mature three-bedroom family home with uninterrupted far reaching countryside views.

As you enter the home you are welcomed by the entrance hall which provides access to the first-floor accommodation, the living room and the kitchen. The kitchen includes a range of wall and base units and space for free standing white goods. A door from the kitchen takes you through to a dining room which has ample space for a table and chairs and enjoys sliding doors into the conservatory.

The living room is a great size with a large window to the front and another to the side which fills the space with natural light. A fireplace takes centre stage and offers a good focal point of the room. There is also a large utility room on the ground floor with a w.c, plumbing for utilities and access into the back gardens.

On the first floor you have access to all three of the bedrooms, two of which are good sized double bedrooms and are situated at the front of the property and a single bedroom which is situated at the rear of the property. The master bedroom has the enviable bonus of a balcony, so you can enjoy the uninterrupted countryside views with your morning coffee. There is also a shower room and a separate w.c.

OUTSIDE

To the front of the house is a driveway providing comfortable parking for three cars and access into the integral single garage.

The garden to the front is predominantly lawn. The rear garden is fully enclosed, mainly laid to lawn with a pathway leading through the middle to the vegetable bed and trees to the rear.

ADDITIONAL INFORMATION

Gas 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. Private schools can be found in Bruton, Bath, Wells, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





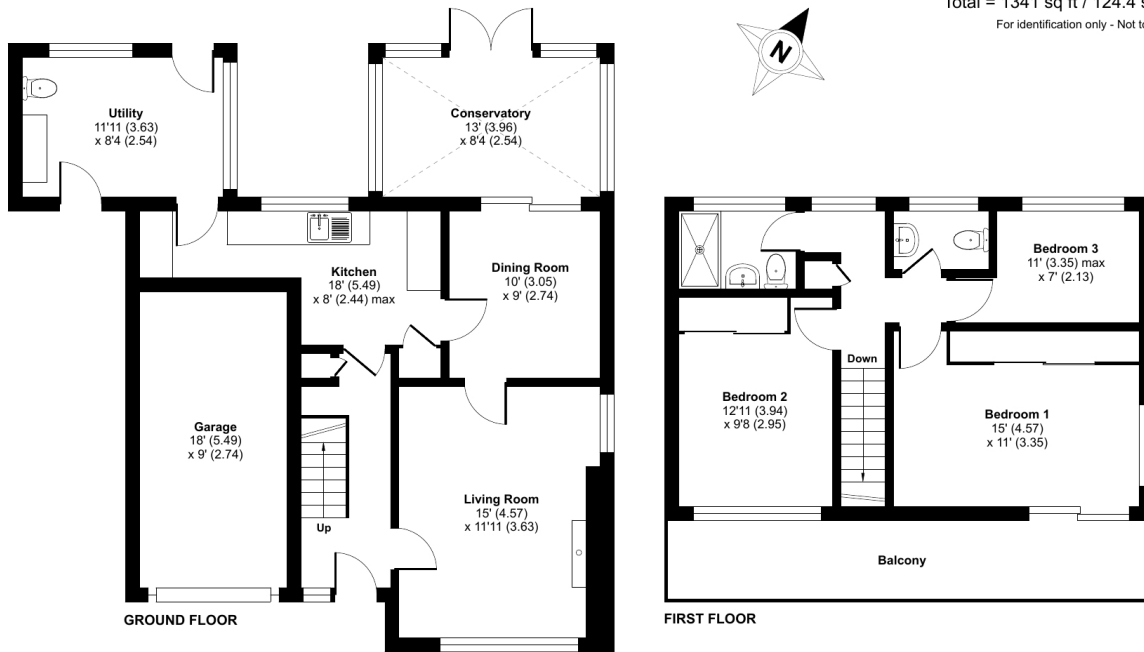
Marston Lane, Frome, BA11

Approximate Area = 1185 sq ft / 110 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1341 sq ft / 124.4 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1082863



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

