

9 Leaze House Mews,

Frome, BA11 3EF

COOPER
AND
TANNER



Asking price of £225,000 Freehold

A well-proportioned, two-bedroom, mid-terrace bungalow set within the private and attractive surrounds of Leaze House. Offered with no onward chain, a low maintenance courtyard, private parking and scope for modernisation.

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DESCRIPTION

Situated within a peaceful mews development on the grounds of the elegant Leaze House, number 9 Leaze House Mews presents a rare opportunity to acquire a spacious and quietly located bungalow within easy reach of Frome's vibrant town centre.

This modern two-bedroom bungalow benefits from its own driveway providing off-road parking for two vehicles. Internally, the accommodation is arranged across a single level and includes a dual-aspect living/dining room with sliding doors opening into a small conservatory, an ideal spot for morning coffee or quiet reading. The kitchen is well laid out and features a breakfast bar, offering practical space for everyday dining.

Both bedrooms are small doubles and would suit a variety of needs, from guest accommodation to home working. The bathroom is of a good size, fitted with a separate shower and full bathtub.

OUTSIDE

To the rear, a south-east facing courtyard strip runs along the property, offering some private outside space that catches the morning and early afternoon sun. While the bungalow does not have a garden as such, the setting is quiet, leafy and well-maintained. The property would now benefit from a degree of cosmetic modernisation, offering buyers the chance to personalise and update the interiors to their taste.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

This property is subject to a management fee of £250.00 per annum.

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.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

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.

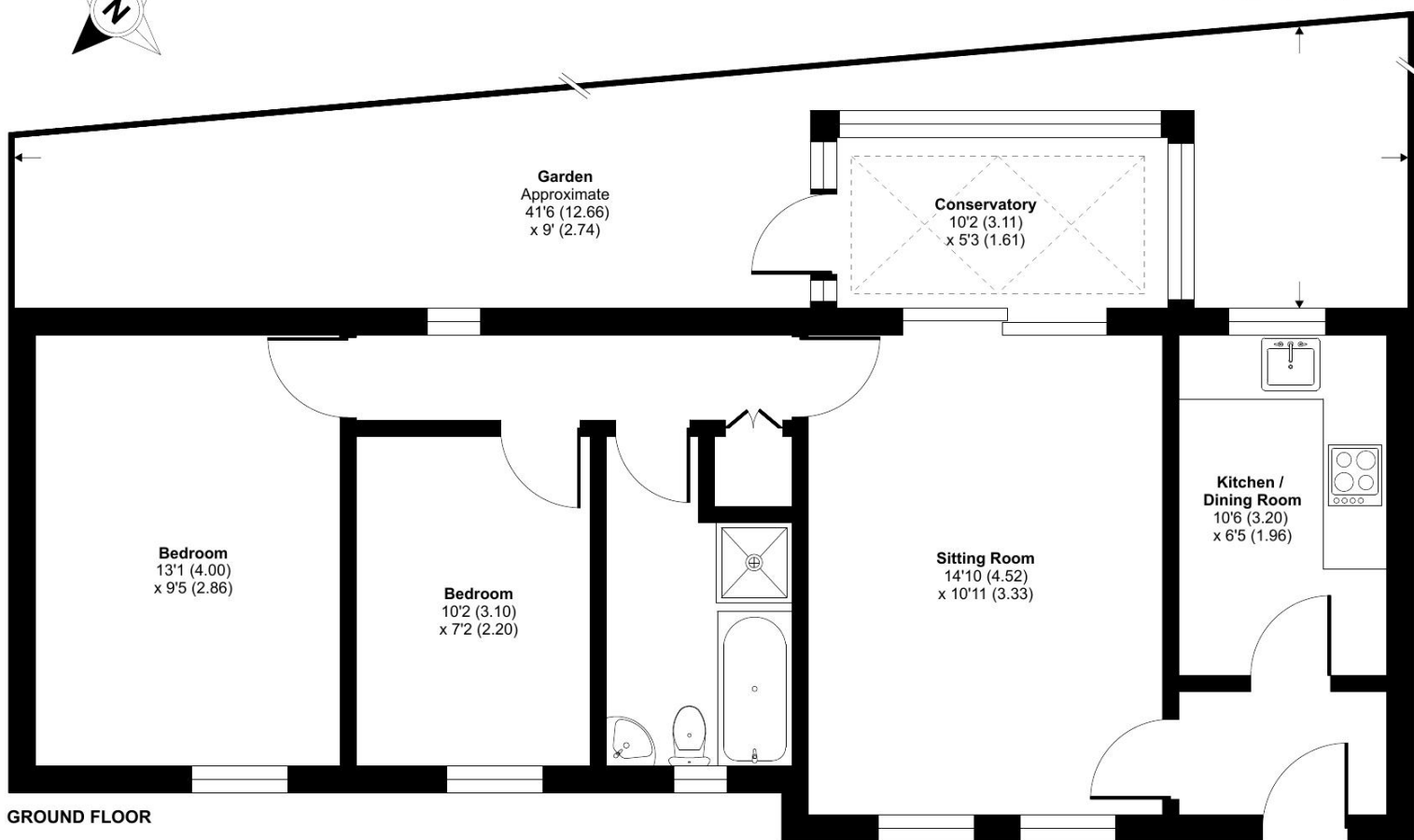




Leaze House Mews, Vallis Road, Frome, BA11

Approximate Area = 653 sq ft / 60.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1317172



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