

# The Old Printworks,

Caxton Road, Frome, BA11 1NE

COOPER  
AND  
TANNER



£495,000 Freehold

4 2 2 EPC A

#### Description

Plot 140 is a superb 4-bedroom townhouse that features a stunning open-plan dining/family room enhanced by oversized floor-to-ceiling heights. There is also an additional living room on the first floor to allow for another space to relax, with plenty of light and large triple-glazed windows. The additional living room could also be used as an extra bedroom or home office.

There is plenty of natural light with oversized sliding doors from the living area to the landscaped garden. The home benefits from 3 double bedrooms and a single bedroom. The property is also complete with high-performance triple-glazed windows and doors, separate space for a washing machine, additional downstairs storage and a kitchen with integrated appliances.

There is also a garage and a driveway with space for two cars. There is an electric charging point on the driveway. The garden also features an outside tap and electric point, perfect for cutting the lawn and gas barbecues.

PLEASE NOTE All computer generated images used for illustrative purposes.

# T8

## 4 BEDROOM TOWNHOUSE

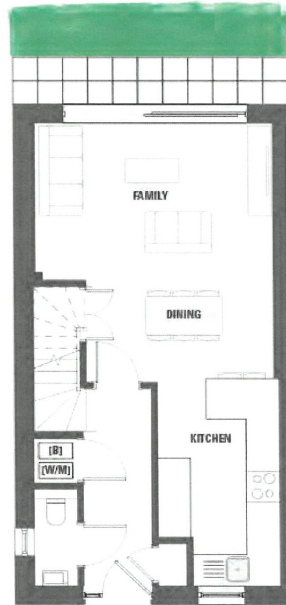
### Plot Numbers

30, 31, 92-95, 111-116, 140-145,  
158 & 159

- Open plan kitchen/dining/family room
- Sliding doors onto the garden from family area
- Under stairs storage
- Separate living room on first floor
- Garage and two allocated parking spaces

Please note: Plots 141, 143 & 145 are handed. Ask for more information.  
Windows may differ on specific plots. Speak to a sales adviser for more information.

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. 2021

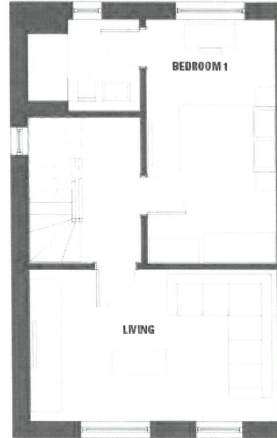


### Dimensions Ground Floor

1. KITCHEN  
4.20m x 2.30m  
13'9" x 7'7"
2. DINING  
3.80m x 2.10m  
11'10" x 6'11"
3. FAMILY  
4.80m x 3.20m  
15'11" x 10'8"

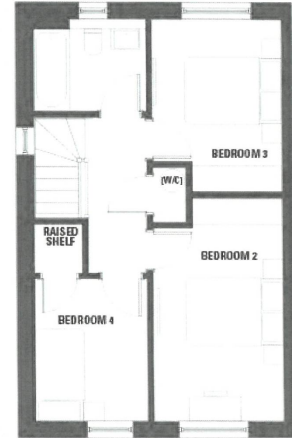
### First Floor

4. LIVING  
4.80m x 3.00m  
15'9" x 9'10"
5. BEDROOM 1  
5.00m x 2.50m  
16'5" x 8'2"



### Second Floor

6. BEDROOM 2  
4.50m x 2.50m  
14'9" x 8'2"
7. BEDROOM 3  
3.50m x 2.50m  
11'8" x 8'2"
8. BEDROOM 4  
2.10m x 1.90m  
6'11" x 6'3"



- KEY:
- (B) BOILER
  - (W/M) SPACE FOR WASHING MACHINE
  - (WC) WATER CYLINDER



## Features

- A superb four-bedroom townhouse
- Stunning open plan dining/family room
- Contemporary kitchen with Caesarstone worktop and integrated appliances
- Separate living room to first floor
- CAT6 and fibre optic broadband
- Sliding doors leading to garden
- Garage with additional allocated parking spaces
- Access to 1.5 acres of public open space
- Less than a mile to Frome town

## Local Information

- Council Tax Band TBC
- Tenure Freehold
- EPC Rating Predicted A

### FROME OFFICE

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