

25 Henley Way, Frome, BA11 3HY

COOPER
AND
TANNER



£395,000 Freehold

An attractive modern three storey semi-detached townhouse situated just minutes from the heart of Frome town centre, offering well-presented and versatile accommodation, garden, garage and parking.

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 4  1  2 EPC D

£395,000 Freehold

DESCRIPTION

Built in 2001 and enjoying an enviable position close to local amenities, this stylish four bedroom home provides spacious and flexible living arranged over three floors, ideal for modern family life or as a sound rental investment.

The accommodation is entered via a welcoming entrance hall with a convenient downstairs cloakroom. The kitchen is fitted with a range of modern units and offers space for a dishwasher, washing machine and fridge/freezer. To the rear, the light and airy lounge features double doors opening onto the garden, creating an ideal space for both relaxing and entertaining.

On the first floor there are two generous double bedrooms served by a well-appointed family bathroom. The second floor hosts the impressive master bedroom with dual aspect windows and an en-suite shower room, together with a fourth single bedroom which would also make an excellent study or home office.

Externally, the property benefits from a delightful 'L' shaped wrap-around rear garden designed for low maintenance, predominantly laid to gravel with a

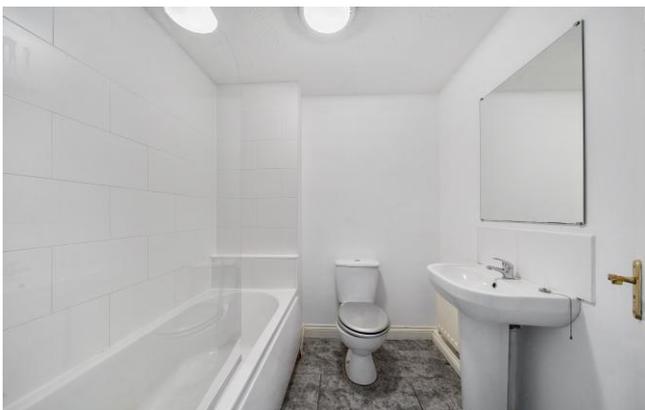
raised bed ready for a keen gardener to personalise. A door provides access to the integral garage, with further parking available. This excellent home is offered to the market with no onward chain and would suit a variety of buyers including families, professionals or investors seeking a conveniently located and modern property close to the town centre.

ADDITIONAL INFORMATION

Gas central heating. Mains gas, water, electricity and drainage are all 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.





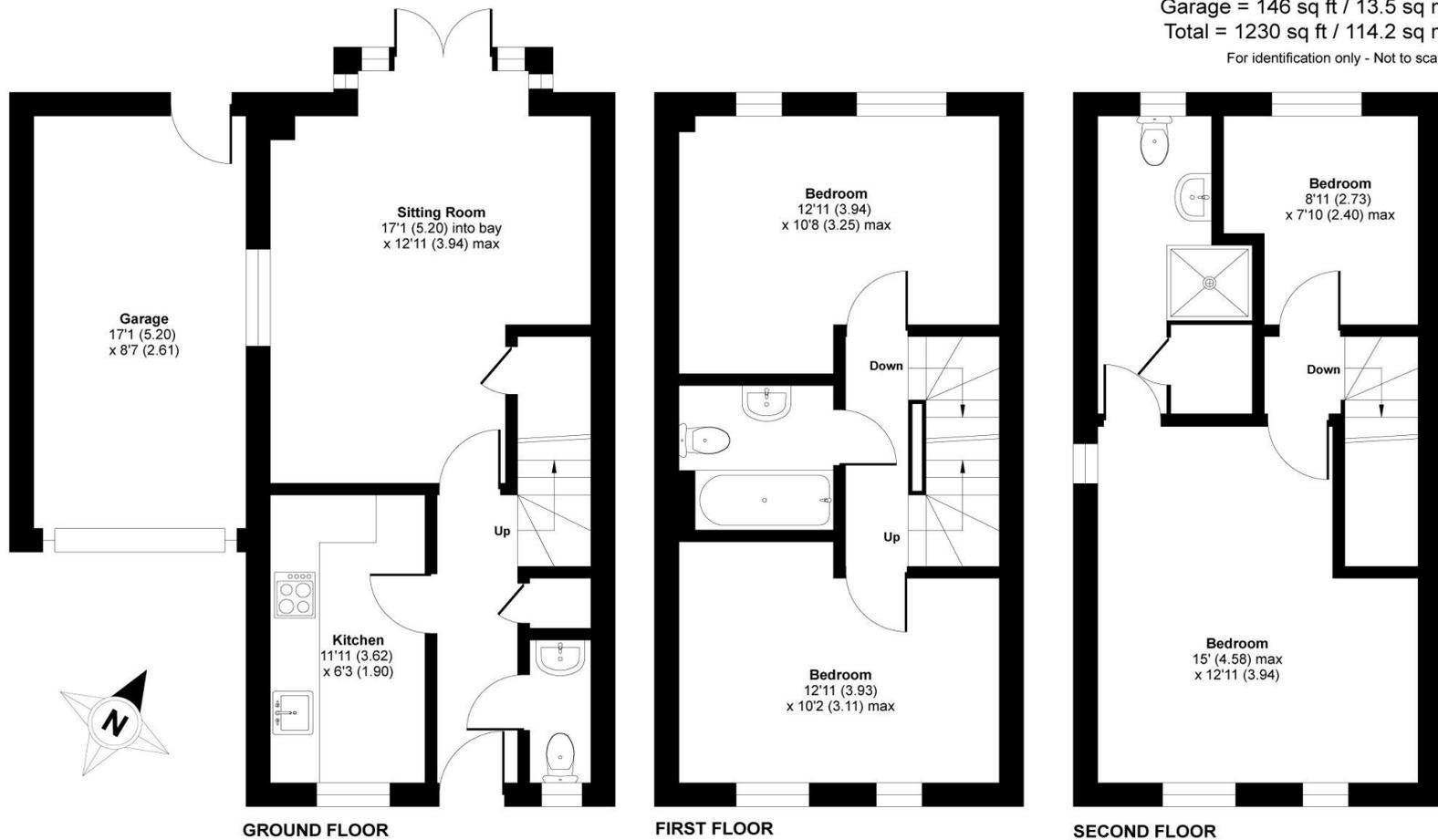
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Approximate Area = 1084 sq ft / 100.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Cooper and Tanner. REF: 1417957



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