

8 Cabell Road,

Frome, BA11 4BT

COOPER
AND
TANNER



OIEO £280,000 Freehold

 3  1  1 EPC C

Description

8 Cabell Road is a mature three-bedroom family house with well-proportioned living accommodation, enclosed gardens and parking.

The front door opens into a light and airy entrance hall. The kitchen/dining room is an excellent size and open plan in arrangement, perfect for entertaining and family living. There are a range of wall and base units, room for appliances and space for a table and chairs and a door opens into the gardens. The living room is also an excellent size and dual aspect, filled with natural light. There is also a downstairs w.c.

On the first floor there are three bedrooms and the family bathroom. Bedrooms one and two are excellent sizes and both enjoy two windows filling the rooms with natural light. Bedroom three is a good size single/small double and the family bathroom includes a bath with shower over.

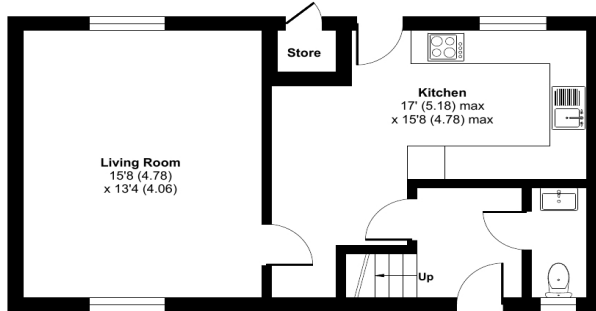
The gardens are mainly laid to lawn with pretty planting borders; an area of patio is ideal for housing your garden table and chairs to sit back and enjoy a morning coffee. To one side you will find the garden shed, with an access gate to the rear. A parking area can be found to the front of the property, with additional on street parking readily available.



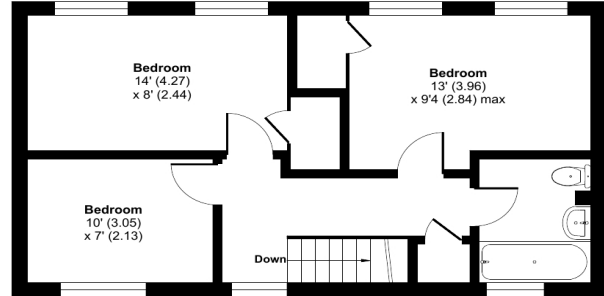
Cabell Road, Frome, BA1

Approximate Area = 964 sq ft / 89.5 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Cooper and Tanner. REF: 1095150



Features

- Three-bedroom family home
- Well-proportioned living accommodation
- Open plan kitchen/dining room
- Enclosed gardens
- Parking
- Gas fired central heating
- All mains' services connected.



Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating C

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.

