

# Havenleigh House,

Frome, BA11 1RX



**£350,000 Freehold**

Havenleigh House is a well maintained three-bedroom terraced home on Garsdale, Frome, featuring an attractive stone-dressed frontage, a spacious living and dining area, and a separate kitchen with garden access. Walking distance to both the town's centre and train station, with off street parking and garage.

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## DESCRIPTION

Set back from the road along a pedestrian pathway, this attractive three-bedroom terraced home offers a peaceful setting with a welcoming stone-dressed frontage and a well-maintained front lawn with mature shrubs.

Stepping inside, a small entrance hall leads to a convenient downstairs WC. The spacious living room, positioned at the front, flows seamlessly into the dining room, creating an ideal space for entertaining. Additional under-stairs storage adds practicality.

The separate kitchen, with a range of wall and base units, enjoys garden views and direct access to the fully enclosed rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, with the two largest benefitting from built-in storage. The landing houses an airing cupboard, and the family bathroom includes a bathtub. While the home is in good order, there is potential for cosmetic updating to suit personal tastes. Conveniently located in a sought-after area of Frome, walking distance to both the town centre and train station, this property presents a fantastic

opportunity for families, first-time buyers, or investors alike.

## OUTSIDE

The low-maintenance garden features a combination of patio, raised beds, a gravel section, and a detached single stone-clad garage at the rear, alongside an off-street parking space.

## ADDITIONAL INFORMATION

Mains 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. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





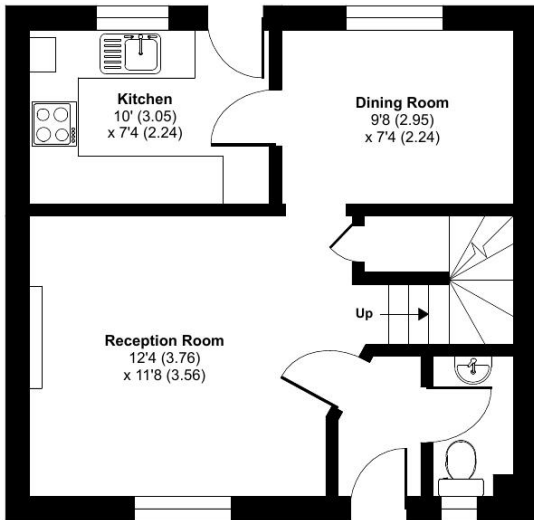
# Havenleigh House, Garsdale, Frome, BA11

Approximate Area = 778 sq ft / 72.3 sq m

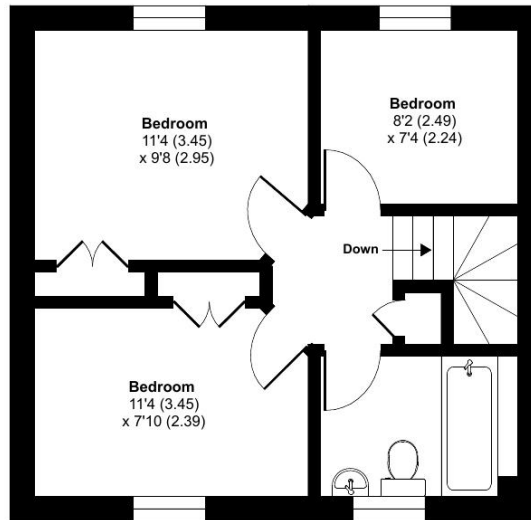
Garage = 116 sq ft / 10.8 sq m

Total = 894 sq ft / 83.1 sq m

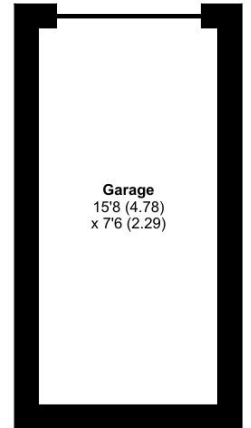
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1267963



## FROME OFFICE

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