

# 14 Leys Lane

Frome, BA11 2JT

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TANNER



**Offers in Excess of £360,000 Freehold**

Set in a desirable residential area just ten minutes from the town centre, this light-filled detached home combines well-proportioned accommodation with lovely gardens, a garage, and ample parking.

# 14 Leys Lane, Frome, BA11 2JT

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## Offers in Excess of £360,000 Freehold

### DESCRIPTION

Situated on the sought-after Bath side of Frome, within a ten-minute stroll of the town centre, this well-proportioned three-bedroom detached home offers bright and comfortable accommodation complemented by excellent gardens and ample parking.

A welcoming entrance hallway leads into a generous sitting room, filled with natural light from a large front-facing window that enjoys views over the garden. The kitchen/dining room is a superb social space, designed with a range of fitted units, room for appliances, and plenty of space for a family dining table. Dual aspects bring in an abundance of natural light and provide lovely views across the extensive rear garden.

Upstairs, there are three good-sized bedrooms and a modern shower room. The property has been well cared for, with recent improvements including new double-glazed windows and doors (installed in 2023 with a 10-year guarantee) and a modern gas-fired combination boiler.

### OUTSIDE

The home sits within a generous plot. To the front, there is driveway parking for up to four vehicles, a single garage, and a neatly kept lawned garden. The rear garden is particularly attractive, arranged over two tiers

and offering areas of lawn, gravelled beds, and a paved seating area ideal for outdoor dining and relaxation.

### ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

### LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.







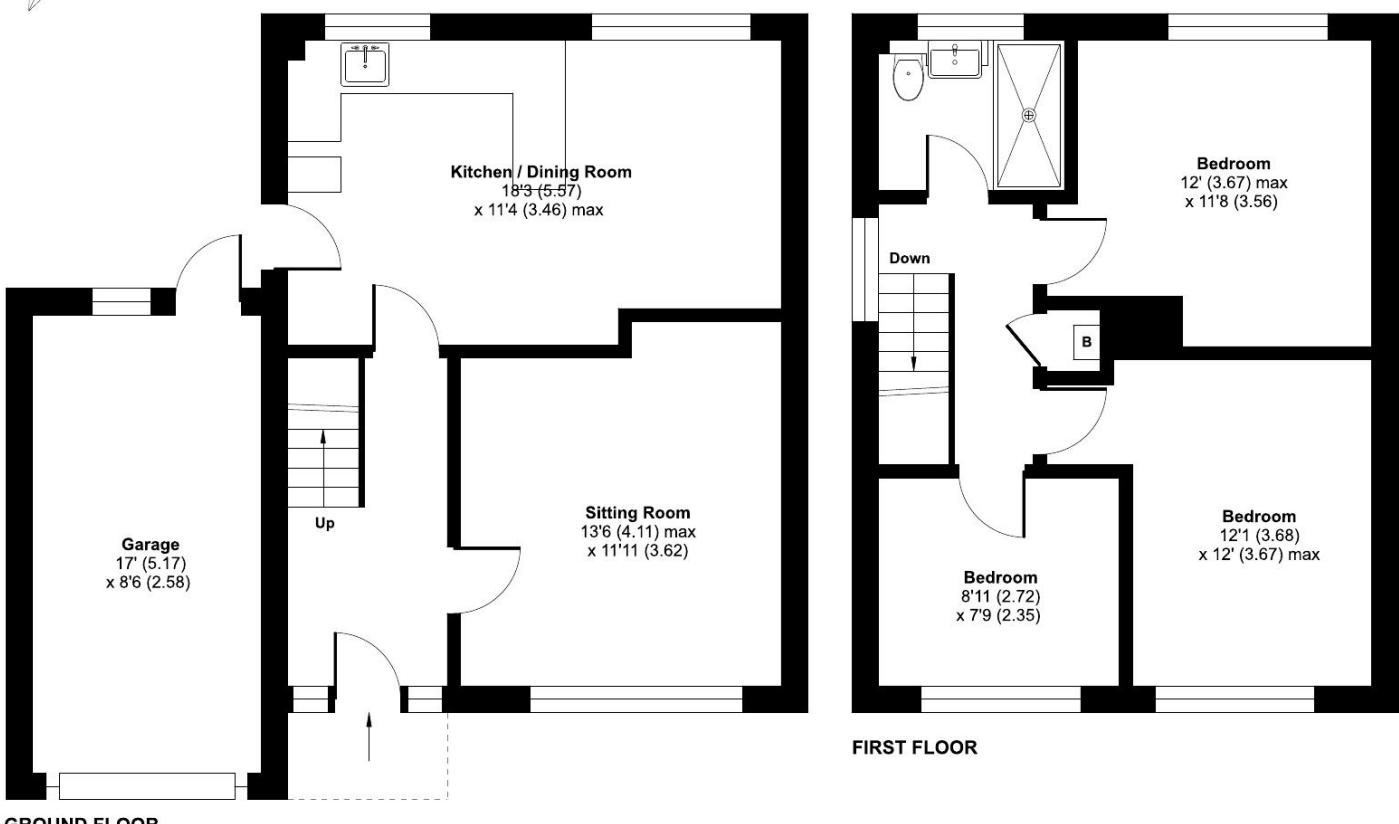
# Leys Lane, Frome, BA11

Approximate Area = 874 sq ft / 81.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1018 sq ft / 94.4 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: 1376193



## FROME OFFICE

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