

1 Vallis Road, Frome, BA11 3ED

COOPER
AND
TANNER



OIEO £240,000 Freehold

 2  1  1 EPC D

Description

Set on Vallis Road in Frome is this handsome and imposing two-bedroom three storey stone-built character cottage, positioned within a short walk to Whatcombe fields and an easy wander down to the heart of the ever-thriving town centre.

The property's internal accommodation provides a good size cosy lounge, modern style kitchen, generous loft room (main bedroom) good size second bedroom and three-piece bathroom suite with storage.

The lounge to the front is a good size room with ample space for lounge furnishings, there is a central chimney with electric fireplace. The room is finished in wooden style flooring and attractive wood feature wall panelling, stairs lead to the first floor. The modern kitchen to the rear comprises a range of base cabinets with a wall mounted cabinet, stainless steel sink inset into the marble worktop, integrated double oven and fitted electric hob with extractor hood over. The kitchen is finished in modern gloss wall tiles and has a skylight window allowing lots of natural light.

The first floor provides a good size bedroom to the front which can also serve well as a work from home area. There is a modern fitted three-piece bathroom suite with fitted bath with shower over and glass shower screen, wash hand basin inset into vanity unit and W.C. The bathroom is finished in high tiled walls for easy maintenance and has space for a washing machine/dryer within built in storage. The master bedroom is on the second floor and is a good size double room with a fully opening skylight window allowing far reaching views towards Robins Lane.

Externally there is an enclosed shared courtyard style garden accessed via a 'stable' style door leading from the lounge.

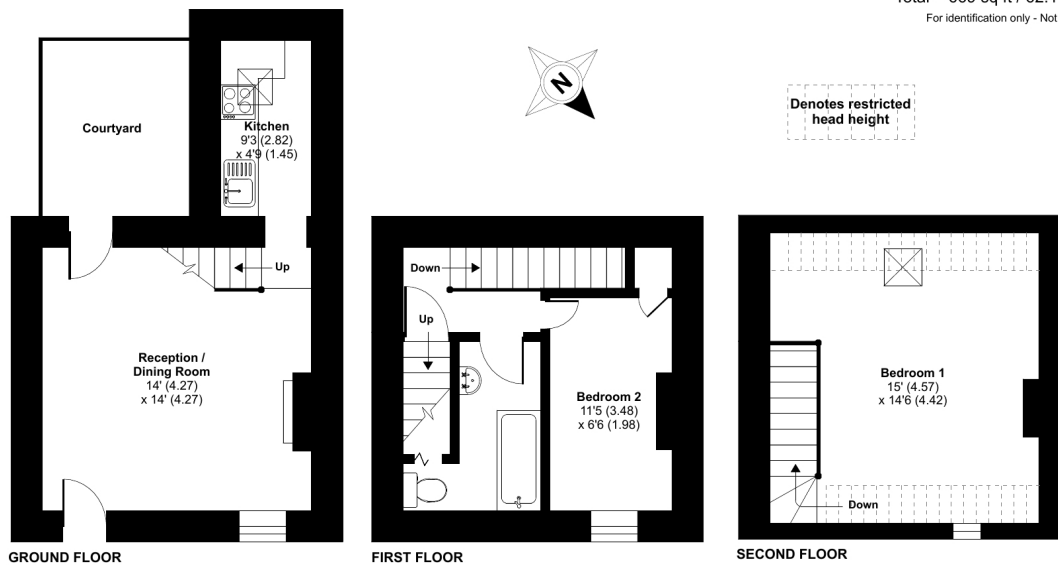
Vallis Road, Frome, BA11

Approximate Area = 612 sq ft / 56.8 sq m (excludes courtyard)

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Total = 669 sq ft / 62.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 900521



Features

- A two double bedroom stone-built cottage
- Cosy lounge
- Modern style kitchen
- Master bedroom within loft
- Good size second bedroom
- Modern bathroom



Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating D

FROME OFFICE

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