

# 16 Wayside Close,

Frome, BA11 2DL

COOPER  
AND  
TANNER



Guide £400,000 - £425,000 Freehold

A substantial four-bedroom family home situated within a popular location on the Bath side of Frome.

# 16 Wayside Close, Frome, BA11 2DL

 4  1  1 EPC D

---

Guide £400,000 - £425,000 Freehold

## Description

A substantial and well-built link-detached family home situated on the Bath side of Frome town.

The property is approached via a quiet neighbourhood and offers off-road driveway parking to the front for two vehicles. The driveway leads up to a single garage with up-and-over door.

You enter the home through an entrance porch that leads into the property. The hallway gives access to a downstairs cloakroom, the kitchen and spacious lounge. Stairs from here rise to the first floor.

The kitchen is a well-equipped space but would benefit from a degree of modernisation. There is an abundance of wall and base units, offering plenty of storage as well as further space for freestanding appliances. A large window overlooks the front garden and allows for lots of natural light to flood into the room. The light and airy lounge/diner is a wonderful size and offers plenty of space for large furnishings and is laid with laminate flooring. There is a window and patio doors lead out into the rear garden, ideal for entertaining during the warm summer months.

On the first floor there are four bedrooms and the family bathroom. There is an airing cupboard on the landing.

## Outside

Externally, there is a large front garden and driveway parking to the front of the house which provides comfortable parking for two cars in addition to the single garage.

The gardens predominantly lie to the rear and include a large patio/seating area adjoining the back of the house with a lawn beyond. The gardens are enclosed and child and pet friendly.

## 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.



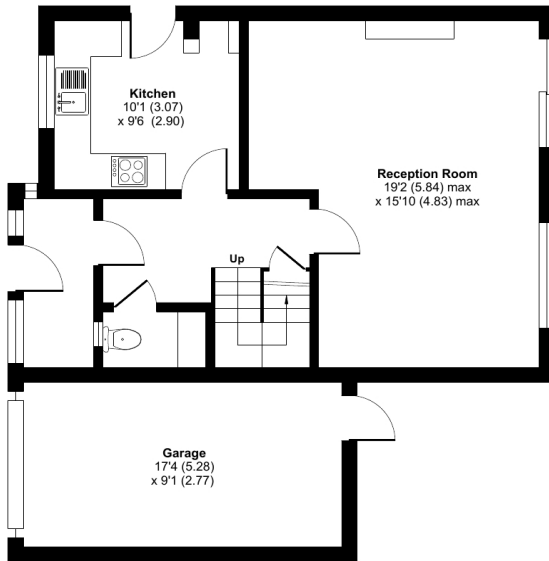




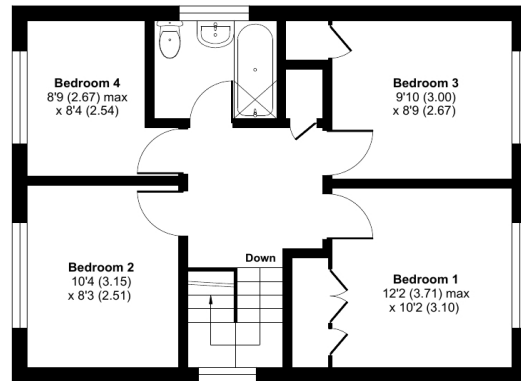
# Wayside Close, Frome, BA1

Approximate Area = 1185 sq ft / 110 sq m (includes garage)

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). © nlschem 2023. Produced for Cooper and Tanner. REF: 994424



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto: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.

