

# 25 The Mint,

Frome, BA11 3DH

COOPER  
AND  
TANNER



£310,000 Freehold

A fantastic opportunity to purchase a three-bedroom, semi-detached home that has been finished to a high standard throughout. Offering first time buyers an ideal purchase, as well as being a great buy-to-let opportunity.

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## DESCRIPTION

You enter the home into the spacious entrance hall, there is a store cupboard immediately on your left as you enter and also a downstairs W.C. As you carry on through the hallway, you enter the dining room and also the sleek styled kitchen, which offers contemporary wall and base units, an integrated electric oven and hob with extractor overhead, an integrated fridge freezer, washing machine and tumble drier. There is also an inset sink and window overlooking the rear garden. A door leads outside to the rear enclosed garden. Towards the right-hand side of the property there is the living room, which has the added benefit of being dual aspect, so it has plenty of natural light and there is an electric fireplace which acts as the main focal point. There is Karndean luxury vinyl tile flooring throughout the ground floor.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and two are good size doubles, with bedroom one being situated at the rear of the property and bedroom two to the front, the third is a good sized single but could be used as a home office if required. All three rooms benefit from having a built-in cupboard, each. There is a family bathroom on the first floor which has a three-piece white suite, including bathtub, electric shower, W.C, a wash hand basin and vinyl flooring.

## OUTSIDE

The rear garden is laid to patio with a raised terrace, there is access from the kitchen/breakfast room and has a private entrance to the rear. The front garden is laid to patio and both are low maintenance.

## ADDITIONAL INFORMATION

The property has gas fired central heating. Mains, water, electricity, gas and drainage are all 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.



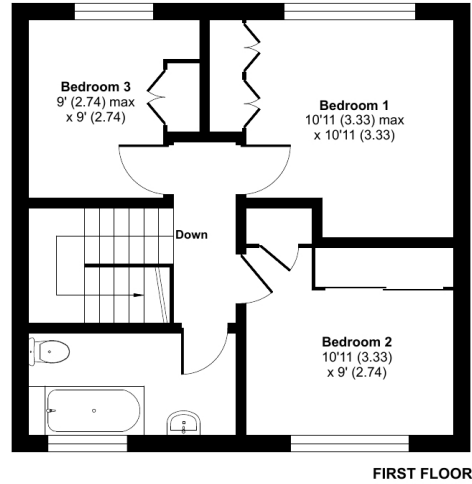
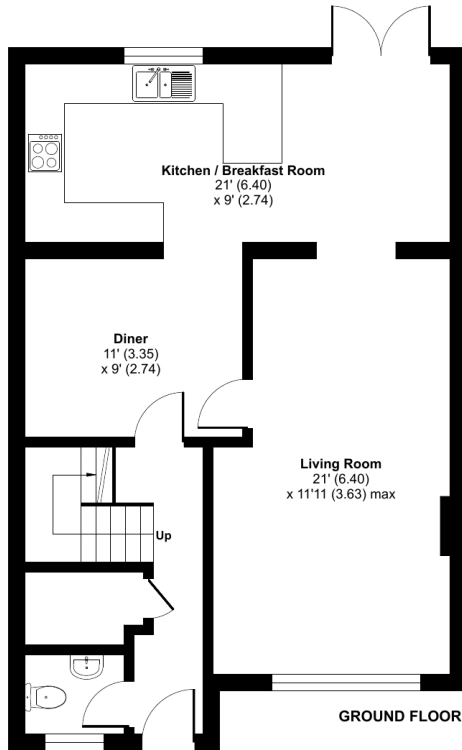




# The Mint, Frome, BA11

Approximate Area = 1142 sq ft / 106 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1079101



## FROME OFFICE

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