

# 7 The Leazes,

Woolverton, BA2 7QR

COOPER  
AND  
TANNER



OIEO £435,000 Freehold

A three-bedroom semi-detached family home set within a lovely village location, just a short drive into Frome town, Beckington and Rode village.

# 7 The Leazes, Woolverton, BA2 7QR

 3  2  1 EPC D

---

OIEO £435,000 Freehold

## DESCRIPTION

7 The Leazes is a fantastic family home, offering light and airy living space comprising two reception rooms, a kitchen with utility off and three good size bedrooms on the first floor.

You are welcomed into the home into an entrance hall which gives access to the dining room, lounge and kitchen. There are stairs that rise to the first floor.

The dining room is naturally light, with plenty of space for a dining table and chairs and benefits from having sliding doors which open out onto the rear garden. Next door to the dining room is the lounge which is also a great size and has a gas fire, in addition to a large window that overlooks the garden. Both rooms are carpeted and have a very welcoming feel. From the hallway, there is access to the kitchen which is well equipped with lots of wall and base units and there is space for a freestanding washing machine and cooker. Beyond the kitchen, is a good size utility/boot room with an additional store and separate W.C.

On the first floor there are three bedrooms, two of which are very generous size doubles. The other room is a good size single, ideal as a nursery, guest room or home office.

Bedroom one is a great size double room with space for a large bed and additional furnishings. Similarly, to Bedroom one, bedroom two is a good size double and benefits from having two built in storage cupboards.

## OUTSIDE

The property sits within a wonderful plot and enjoys a large wrap around garden which is predominantly laid to lawn and has a path that borders the house, leading around to the front of the property. This space is ideal if you have a large family or pets, or just to enjoy entertaining during the warm summer months. To the front of the property, there is a gated driveway parking area, suitable for multiple vehicles.

## LOCATION

Woolverton is a small hamlet between the villages of Rode, Beckington and Norton St Philip and is six miles from Frome and ten miles from Bath. Each village has an excellent primary school, public house, sports field, village shop and vibrant communities. Beckington also has the added benefit of a Marks and Spencer mini-supermarket and 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shellfish and Chip shop. Babington House is located nearby.





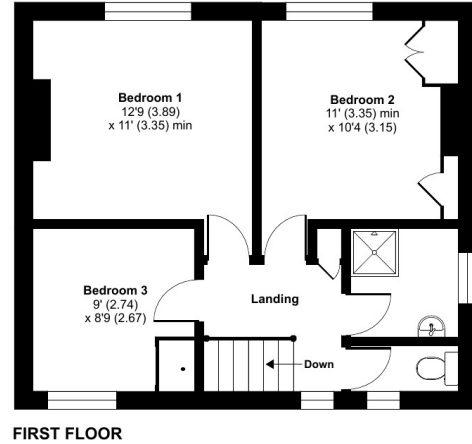
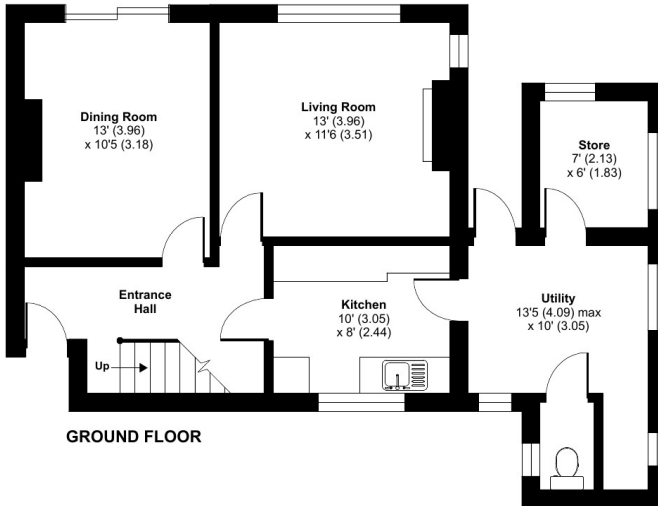
# The Leazes, Woolverton, Bath, BA2

Approximate Area = 1082 sq ft / 100.5 sq m

Store = 42 sq ft / 4 sq m

Total = 1124 sq ft / 104.4 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). © ricscom 2023. Produced for Cooper and Tanner. REF: 953734



## 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.

