

# 71 Mendip Drive, Frome, BA11 2HU

COOPER  
AND  
TANNER



£325,000 Freehold

A well presented three bedroom family home, now requiring a degree of modernisation and situated in one of Frome's most sought-after locations.

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**£325,000 Freehold**

## DESCRIPTION.

This fabulous three bedroom semi-detached family home is found in one of Frome's most sought-after locations and enjoys an elevated position with far-reaching views towards the town. Now requiring modernisation, this home offers prospective purchasers the opportunity to put their own stamp on it.

You are welcomed into the home via an entrance porch, ideal for muddy boots and coats, which leads through into the large and naturally light lounge. The lounge is a wonderful size, suitable for a family, with a large window overlooking the front garden, and there is a fireplace with gas fire and stone surround. This room is fantastic as it is open plan and leads around into the dining area which is another generous sized space with sliding doors leading into the conservatory. There is a door from the dining area which gives access to the w.c. and another door that leads into the kitchen. Within the kitchen, there is plenty of worktop space, a range of wall and base units and an inset sink. A window overlooks the rear garden. A door leads outside, and another door gives access to the passageway between the main house and single garage.

On the first floor, there are three bedrooms and a family bathroom. Bedrooms one and two are good sized doubles, both benefiting from built-in wardrobes, and bedroom three is a single room. The shower room requires a degree of modernisation but was fitted in recent years with a new walk-in shower cubicle, in addition to there being a w.c. and wash hand basin.

## OUTSIDE

To the rear of the property, there is a fully enclosed and private rear garden which offers a lawned area bordered by hedging and shrubs, with a pathway that leads up through the garden. There is a lot of scope here to create a wonderful space for the entire family to enjoy.

To the front of the property there is a modest garden which is laid to lawn with a large shrub and is bordered by further mature plants.

There is off-road, driveway parking which leads up to the single garage with up-and-over door.

## AGENT'S NOTE

This wonderful property benefits from Gas Central Heating and is double glazed throughout.

## 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. The local railway station connects at Westbury for London Paddington.



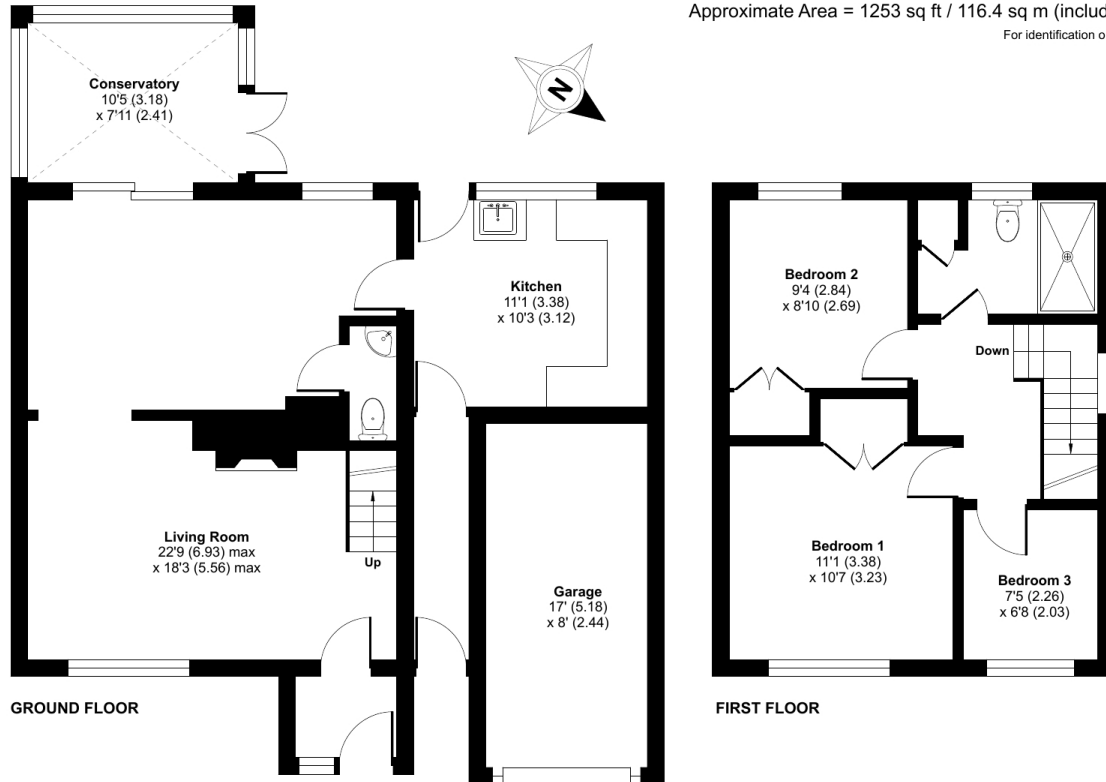




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Approximate Area = 1253 sq ft / 116.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 955953



## FROME OFFICE

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