

8 Wivenhoe Court,

Frome, BA11 2DF

COOPER
AND
TANNER



OIEO £400,000 Freehold

A great opportunity to purchase a detached four-bedroom bungalow, occupying a fantastic plot and in need some modernisation. Offered with no onward chain.

8 Wivenhoe Court, Frome, BA11 2DF

 4  1  2 EPC E

OIEO £400,000 Freehold

DESCRIPTION.

8 Wivenhoe Court is an impressive, detached bungalow, set in an impressive plot and there is no onward chain.

Upon entering the home, you are greeted by a hallway which gives access to all the rooms. As you enter, on the left-hand side you are greeted by a study, which could be used as an office if required, through a sliding door you have the main living room which is generous in size and has plenty of natural light. There is also an electric fireplace which acts as the main focal point of the room. Just off the living room there is a small porch which also has access to a shower room. In the hallways and straight ahead, you have the kitchen. There is a range of wall and base units, there is also space for white goods in the property and allows for someone to put their own stamp on the kitchen.

From the kitchen there is a bedroom but could become a separate dining room.

In the hallway and towards the rear of the property is a family bathroom which is fitted with a three-piece white suite, two double bedrooms and a good-sized single bedroom.

At the very rear of the property is a conservatory which has a pair of double doors leading out onto the private and secluded rear garden.

OUTSIDE

The garden is mainly laid to lawn with a patio area at the immediate rear of the property.

The garden itself is a blank canvass that offers potential for the buyers to create their own space to enjoy time with family and friends. There is plenty of driveway parking and a detached garage which is currently used as storage space.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water 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. The local railway station connects at Westbury for London Paddington.







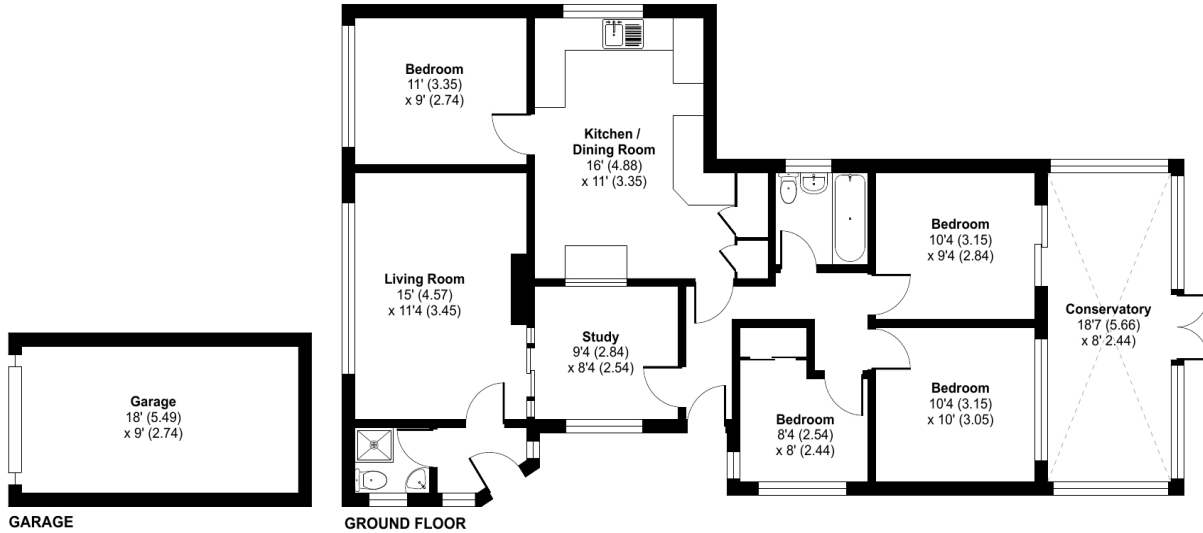
Wivenhoe Court, Frome, BA11

Approximate Area = 1174 sq ft / 109 sq m

Garage = 162 sq ft / 15 sq m

Total = 1336 sq ft / 124 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 1067860



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

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.

