

13 Leaze Road,

Frome, BA11 3EY



£190,000 Freehold

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DESCRIPTION

Tucked away in a well-established residential area, this inviting three-bedroom semi-detached home offers a blend of generous proportions, practical living spaces, and a wealth of potential. Constructed from a distinctive non-standard Cornish design, the property presents an excellent opportunity for those seeking a home with character and versatility.

A well-kept front lawn and off-road parking set a welcoming tone. Stepping inside, a spacious entrance hall creates an immediate sense of openness, with a staircase leading to the first floor and a useful under-stairs storage area. The front-facing sitting room is bathed in natural light from its large windows, offering a comfortable retreat that seamlessly flows into the dining room—a perfect arrangement for both relaxed evenings and entertaining. The adjacent kitchen, with direct access to the rear garden, provides a practical layout with scope to personalise.

Upstairs, three well-proportioned double bedrooms offer flexibility for growing families, home working, or guest accommodation. A centrally located family bathroom completes the first-floor layout.

OUTSIDE

The property's outdoor space is a standout feature. The fully enclosed southwest-facing garden is a private sanctuary, ideal for outdoor dining or simply unwinding. It comes complete with a workshop, a garden store, and a separate outdoor WC—useful additions for hobbyists, storage needs, or even future development potential.

ADDITIONAL INFORMATION

Mains gas central heating. All mains' services are connected.

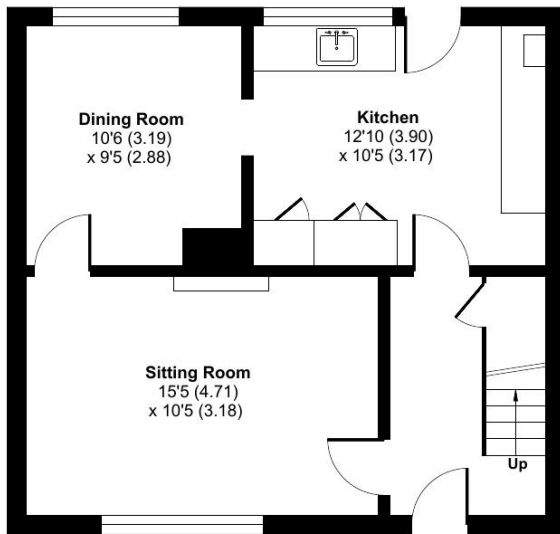
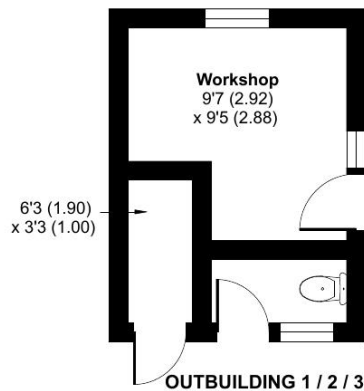
Please be aware as a home of non-standard construction you may need to consult a specialist lender regarding finance.

LOCATION

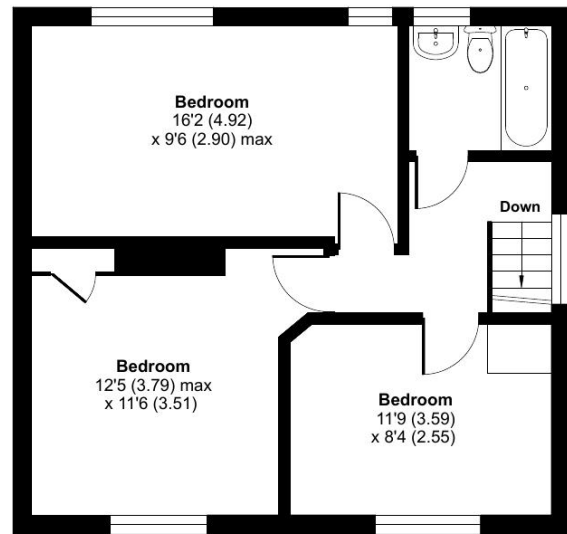
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema.







GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1272516



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