

# The Old Police House,

Christchurch Street West, Frome, BA11 1EB

COOPER  
AND  
TANNER



OIEO £292,500 Freehold

Offered for sale with no onward chain, an interesting Grade II listed period home in a great location.

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## DESCRIPTION.

You enter the home into a good-sized hallway, on the right-hand side there is a spacious living room with ample space for plenty of furniture and the room features an attractive open fireplace. From here, going through the hallway there is access through to the dining room, which has access to a good-sized Utility/Cloakroom with worktop and space and plumbing for a washing machine and space for a tumble dryer, together with a WC and hand wash basin. There is also access to a good size understairs walk-in cupboard and a further door leads to the kitchen. The kitchen is fitted with a range of wall and base units, a four-ring gas hob and electric oven and space for a fridge, with external door leading to courtyard garden.

On the first floor you are welcomed by a spacious landing. From here you have access to three good sized bedrooms and a family bathroom, which have all been recently redecorated.

## OUTSIDE

To the rear of the property, is a quaint, enclosed courtyard garden bordered by a wall. There is space for a small table and chairs, perfect for entertaining.

Access to the courtyard can also be gained from the garage area via shared access steps to the private rear gate of the property.

Cooper and Tanner have also been advised that the access to the garage is over a neighbour's land and there is a right of way to cross over the land by vehicle to enter the garage.

There is also another right of way by foot and wheelbarrow to go across and down the shared access steps to the courtyard.'

## 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. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

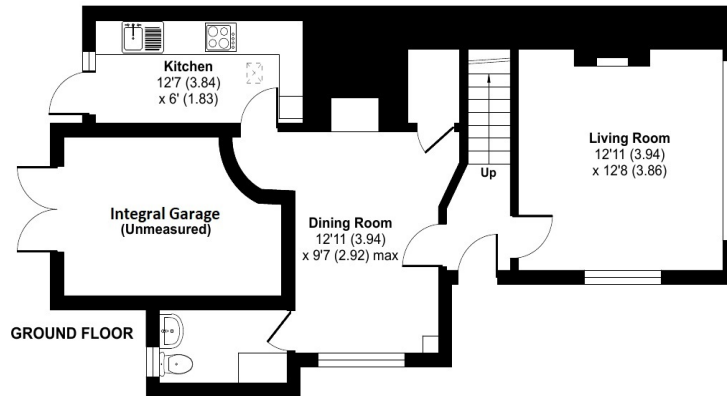
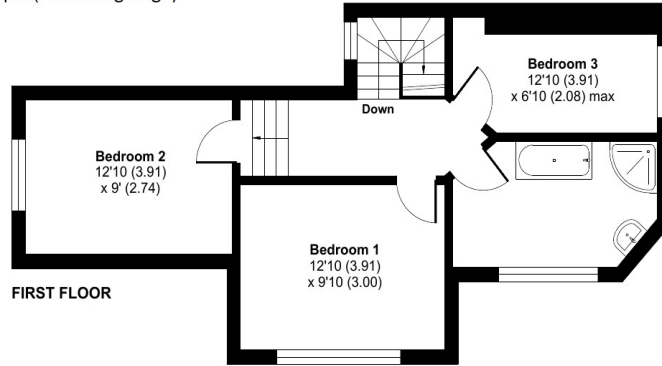




# Christchurch Street West, BA11

Approximate Area = 1085 sq ft / 100.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Cooper and Tanner. REF: 1050733



## FROME OFFICE

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