

# 76 Forest Road, Frome, BA11 2TQ



## Offers in Excess of £250,000 Freehold

Set on a quiet residential street just moments from the local convenience store and bus stop, this two-bedroom semi-detached bungalow offers well-proportioned accommodation, generous gardens to the front and rear, and plenty of scope to personalise.

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### DESCRIPTION

The property is approached down a quiet cul-de-sac providing parking for one vehicle, in addition to a single attached garage and further paved parking area to the side. A neat front garden, fenced and mainly laid to lawn with mature borders, leads to the entrance porch, fully double glazed and offering a useful buffer from the elements.

Inside, the layout flows from the porch into a bright kitchen with a range of units, roll-edge worktops and pantry storage. From here, you step into a spacious living room, featuring a night storage heater, TV and telephone points, and access to the rear conservatory, ideal for enjoying the garden year-round.

An inner hallway leads to two comfortable double bedrooms, both situated at the front of the property and enjoying plenty of natural light. The bathroom is fitted with a white suite, including a large walk-in shower, WC, and pedestal wash basin, with a heated towel rail and Dimplex wall heater for added comfort.

### OUTSIDE

Outside, the rear garden is a real highlight, stretching approximately 100ft in length and well enclosed for privacy. Mostly laid to lawn, the space includes flower and shrub borders, a greenhouse, a shed, and a compost/wild area at the far end. There's ample room for gardening,

relaxing, or even further landscaping. This is a great opportunity to secure a low-maintenance home with generous outdoor space, set in a convenient and well-served location on the popular Stonebridge estate.

### ADDITIONAL INFORMATION

Electric heating. No gas connected. All other mains services are connected.

### LOCATION

The property is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





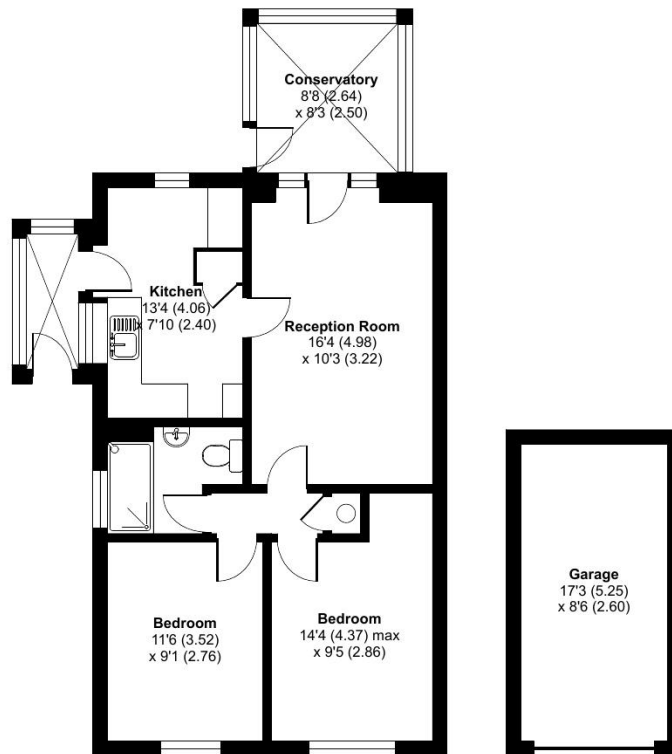
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Approximate Area = 715 sq ft / 66.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1303508



## FROME OFFICE

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