



COOPER & TANNER
To Contact From Office

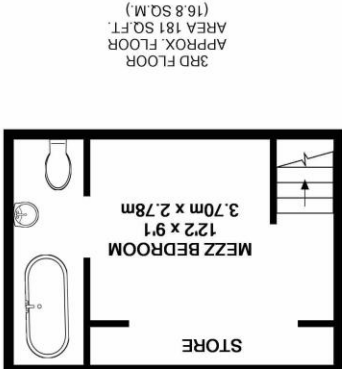
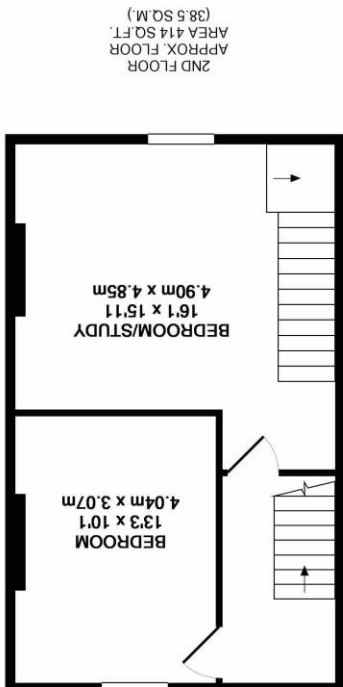
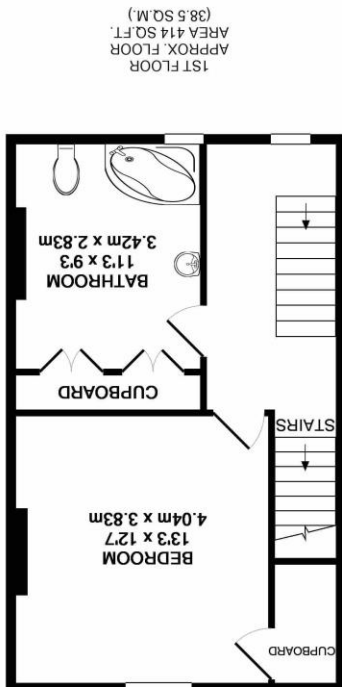
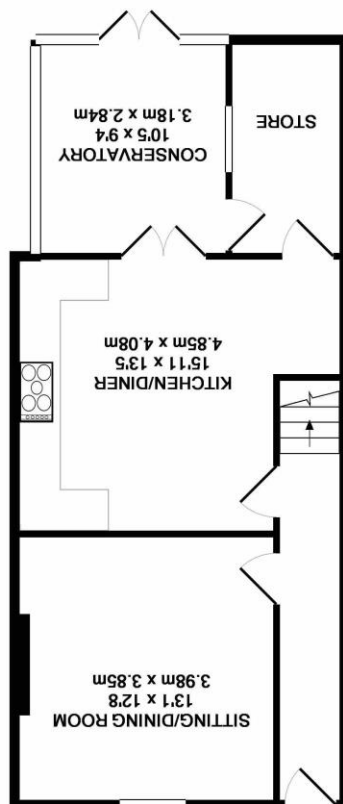
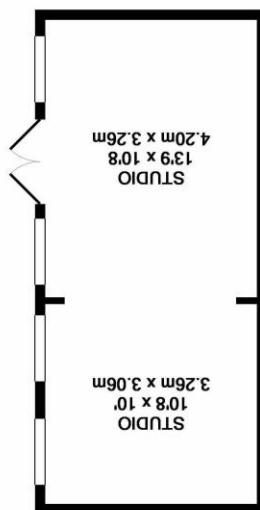
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 827 SQ.FT.
(76.9 SQ.M.)



21 Lower Keyford, Frome, Somerset BA11 4AP
Guide Price £475,000

COOPER & TANNER
THE ART OF AGENCY

Description

An impressive four storey town house located in a tucked away position just a short walk from the town centre. Offering flexible living accommodation as well as beautiful period features and a deceptively large outside space.

The accommodation comprises; a sitting room with a log burning stove and exposed wooden floorboards. Adjacent is the kitchen that has been fitted with a range of bespoke units and offers space for dining. To the rear of the property is an impressive hand-crafted oak conservatory that would suit a number of different uses. In addition there is a store room with plumbing in place to provide a utility room.

The first floor provides a double bedroom with solid wood floorboards as well as a fireplace and the family bathroom that has been fitted with a three piece suite including a shower fitted over the corner bath. There are a further two double rooms on the second floor, both of which maintain the original fireplaces and are currently being used as additional reception rooms by the current owners. The room to the rear is flooded with natural light from the sky light windows and offers a beautiful mezzanine floor that provides a fourth bedroom as well as an en-suite bathroom with a free-standing bath.

Outside

To the rear of the property is an enclosed courtyard, it has been laid with gravel and decking providing a low maintenance outside space. In addition, there is a second garden that is accessed via a shared path. This large space has been mainly laid to lawn but offers mature trees and floral beds. There is a large wooden studio that is currently being used as a workshop but would be suitable for various uses. There are also two garden sheds for extra storage. The property also benefits from off-road parking to the rear.

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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. Bath and Bristol are within commuting distance and the local railway station provides services to London Paddington, Bristol, Bath and Weymouth. Additional connecting services are available via Westbury.

Services

Mains drainage, water, gas and electricity are all connected.

Heating

Gas fired central heating.

Tenure

Freehold.

Council Tax Band

Band B.

EPC Rating

Rating E.

Viewing

Strictly through Cooper & Tanner on 01373 455060.

JG Ref: 3385 1st March 2017.

