

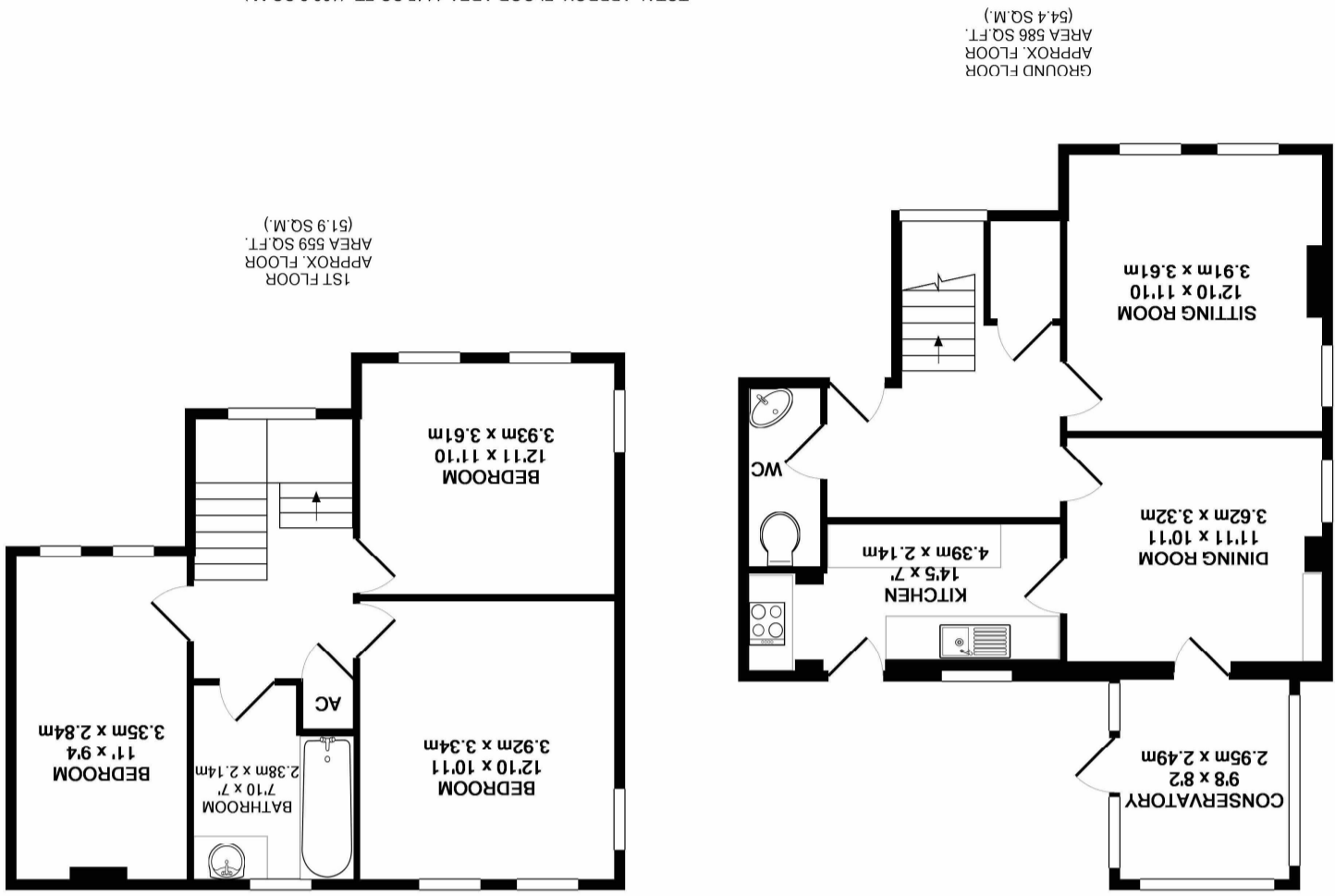


COOPER & TANNER
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IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.3 SQ.M.)
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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1 Nursery Villas, Dommetts Lane, Frome BA11 4JD
£499,950

COOPER & TANNER
THE ART OF AGENCY

Description

An extremely rare opportunity to purchase an Edwardian Villa within walking distance of the town centre. The property retains period features and provides manicured gardens to the front and rear. The property has a beautiful appearance, but also offers more than meets the eye. An early viewing is recommended.

The ground floor accommodation comprises; a spacious entrance hall with beautiful tiled flooring and a downstairs cloakroom. Adjacent to the hall there are two reception rooms, the sitting room offers an open fireplace with a marble surround and the dining room has exposed wooden floorboards and leads out to the conservatory and the kitchen. The kitchen has been fitted with an array of hand crafted units with solid wood and tiled work tops as well as an oven within a brick built recess.

The first floor is flooded with natural light and provides three double bedrooms, two of which have feature fireplaces. The bathroom is fitted with a three piece suite and a shower over the bath.

Outside

The property has beautifully presented gardens to the front and rear. The majority lie to the back of the house and consists of a lawn with stunning floral beds as well as mature trees and shrubs.

There are areas of paving and a large driveway providing ample off-road parking. In addition, there is a detached garage providing further parking or storage if required.

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. The property is within easy walking distance of shops, cafés, and amenities. 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 and electricity are all connected. Gas fired central heating.

Tenure

Freehold.

Council Tax Band

Band D.

EPC Rating

Rating E.

Directions

Proceed out of Frome town centre via Bath Street, at the brow of the hill turn right onto Christchurch Street West. Continue ahead then bear left onto Nunney Road, the turning for Dommetts Lane will be found shortly after to the left and the property on your right hand side.

Viewing

Strictly by appointment with the Agents Cooper & Tanner on 01373 455060.

BHE Ref: 17382 5th April 2017

