

A three-story stone house with a prominent bay window on the second floor. The house has a red door and a small balcony above it. The property is surrounded by lush green trees and a well-maintained lawn. A paved path leads to the front steps.

# 28 Weymouth Road

Frome, Somerset



# A handsome four bedroom semi-detached Victorian townhouse, in a great location within the highly desirable market town of Frome.

Frome town centre 0.6 miles, Babington House 5.6 miles, Bruton 10.8 miles, Bath 15.6 miles  
(All distances are approximate).



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## Summary of accommodation

### The House

**Lower ground floor:** Open plan kitchen/dining/family room | Utility room | Cloakroom

**Ground floor:** Entrance hall | Living room | Play room | Cloakroom

**First floor:** Principal bedroom en suite bathroom | Double bedroom | Bathroom | Cloakroom

**Second floor:** 2 double bedrooms | Bathroom

### Gardens and Grounds

Entertaining terrace | Lawn | Double garage | Shed

In all approximately 0.25 acres



## Situation

Times and distances are approximate.



The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



There is an excellent selection of schools in the area, and it's one of very few houses in Frome that guarantees access to Avanti Park school, the most oversubscribed primary school in town. The property is also within easy reach of an array of private schools, including Wells Cathedral School, Prior Park College, King Edwards School, and Warminster), all of whom run buses from within walking distance.



Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.



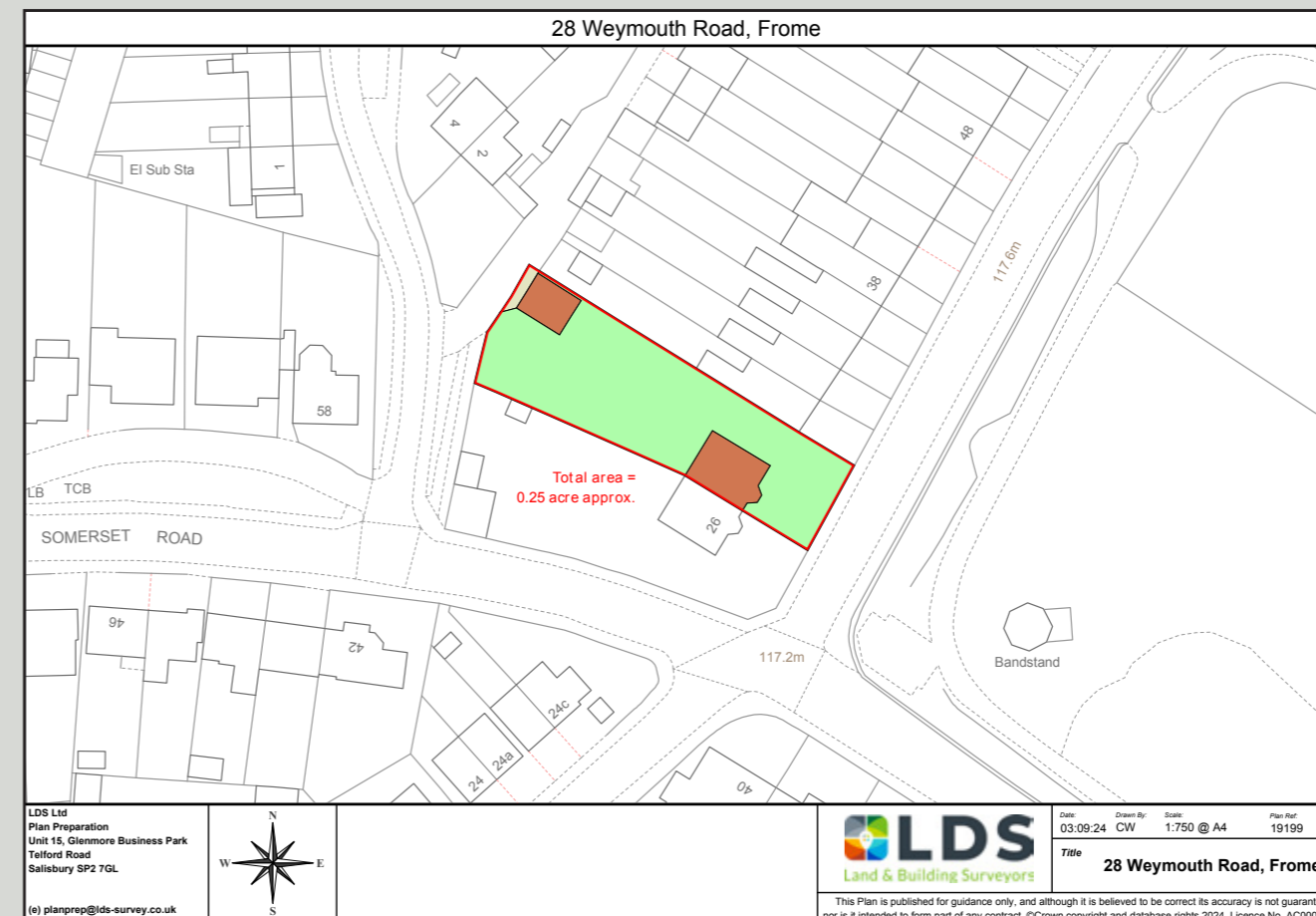
## The House

Dating from circa 1902, No 28 is a beautiful period house offering great modern family living space arranged over four floors. There are character features throughout to include pretty fireplaces, ornate cornicing and stained glass windows. The property is offered with no onward chain.

On the ground floor from the entrance hall you have two excellent reception rooms, the living room at the front, and the play room at the rear, both feature open fires. The latter could be used as a formal dining room or spacious home office. There is also a cloakroom on this floor.

On the lower ground floor you have the fabulous open plan kitchen/dining/family room which spans the depth of the house, the kitchen features an AGA, an electric oven with gas hob and a double Belfast sink. There is another bay window, and double doors leading out to the terrace. The utility room and a cloakroom are also on this floor.

On the first floor you have the principal bedroom with en suite bathroom, separate WC and a double bedroom with en suite bathroom. On the second floor you have two further double bedrooms, and a bathroom. An additional fifth bedroom could be easily created on the top floor of the house, and there is a large unconverted loft space.



## Gardens and Grounds

Externally the large mature gardens are a superb feature with an entertaining terrace, large level lawns and a kitchen garden. There are also a selection of fruit trees.

There is a double garage providing parking to the rear of the property (accessed via Queens Road), this could be converted subject to obtaining the necessary consents.

There is also on street parking at the front, Weymouth Road is the only street to have residents permits for parking in Frome. Off street parking could also be created at the rear of the property, subject to the necessary planning consents.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water, electricity, and drainage. Gas fired central heating (new boiler in 2021).

**Local Authority:** Mendip District Council – somerset.gov.uk

**EPC:** D

**Council Tax:** Band E

**Offers In Excess Of:** £1,200,000

**What Three Words (BA11 1HH)**

House: /// hulk.cute.hotel

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

**Approximate Gross Internal Floor Area**

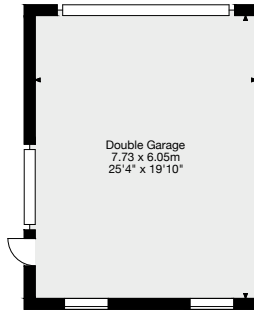
Main House = 297 sq.m / 3,196 sq.ft

Garage = 46 sq.m / 495 sq.ft

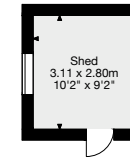
Outbuilding = 8 sq.m / 86 sq.ft

Total Area = 351 sq.m / 3,777 sq.ft

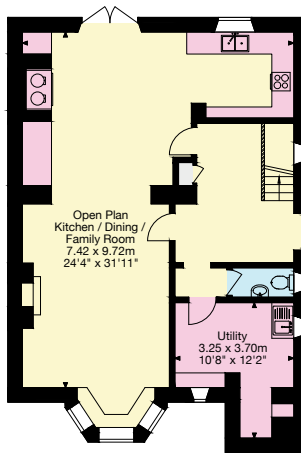
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



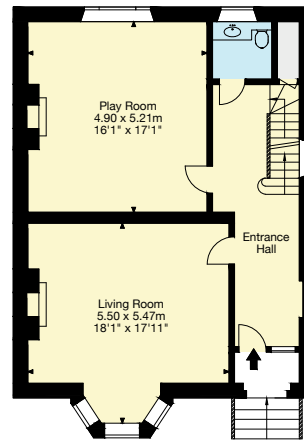
Garage



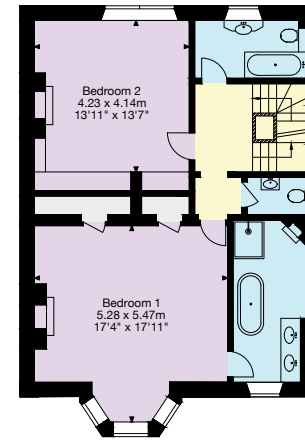
Outbuilding



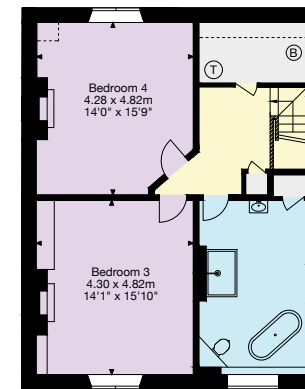
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Knight Frank**

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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