



Wallbridge, Frome

Wallbridge, Frome, BA11 1QY

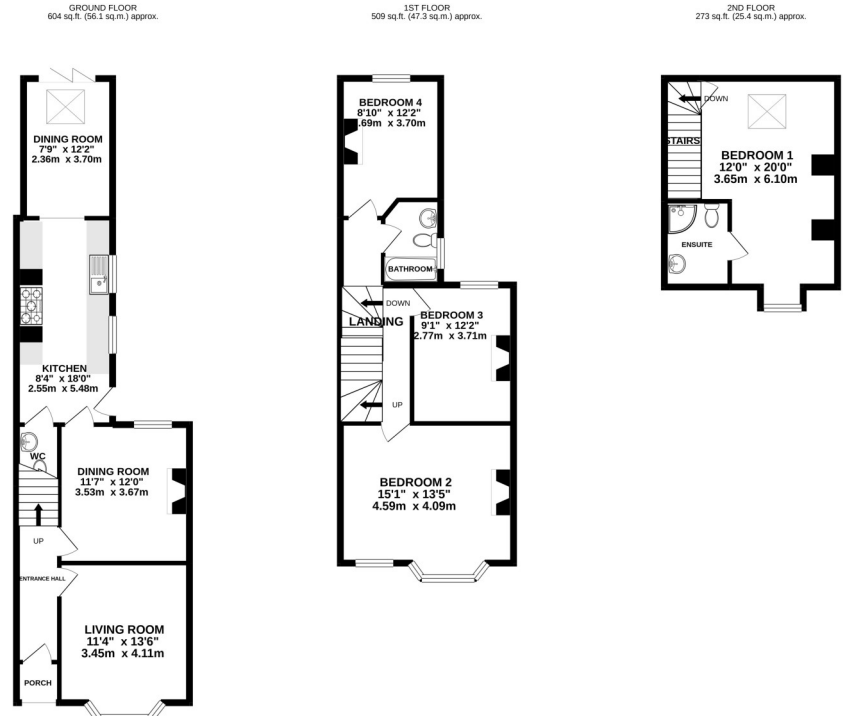
A superb end of terrace Victorian house situated close to the train station and within walking distance to town. The property has lovely original features, including original doors and wooden floors, fireplaces, high ceilings and picture rails. Steps lead up to the front entrance, which opens into a hallway which has a vintage style tiled floor and doors to both reception rooms and stairs to the first floor. The living room has a bay window, a fireplace and features bespoke wooden shelves in the alcoves either side. There is a second reception room with a woodburning stove and a window overlooking the garden. The kitchen/dining room is a wonderful space and is fitted with contemporary base and wall cupboards and shelves, a range style cooker and a lovely original built in original dresser. There are bifold doors to the garden, creating that much sort after inside/outside feel. There is also a W/C on the ground floor. On the first floor there are three bright and spacious bedrooms and a family bathroom. On the second floor there is a large dual aspect bedroom with far reaching views and a stylish ensuite shower room. Externally there is a small front garden and a lovely enclosed rear garden with a terrace, lawn, fruit tree, vegetable patch and a lovely tree house. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema and a station with rail links to Bath, Bristol and London Paddington. Council Tax Band - C EPC = D Services – Mains electricity, Mains gas, Mains water, Mains drainage.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1386 sq ft (128.8 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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