



hunter
french

Ashgate, West End, Frome, BA11 3AD

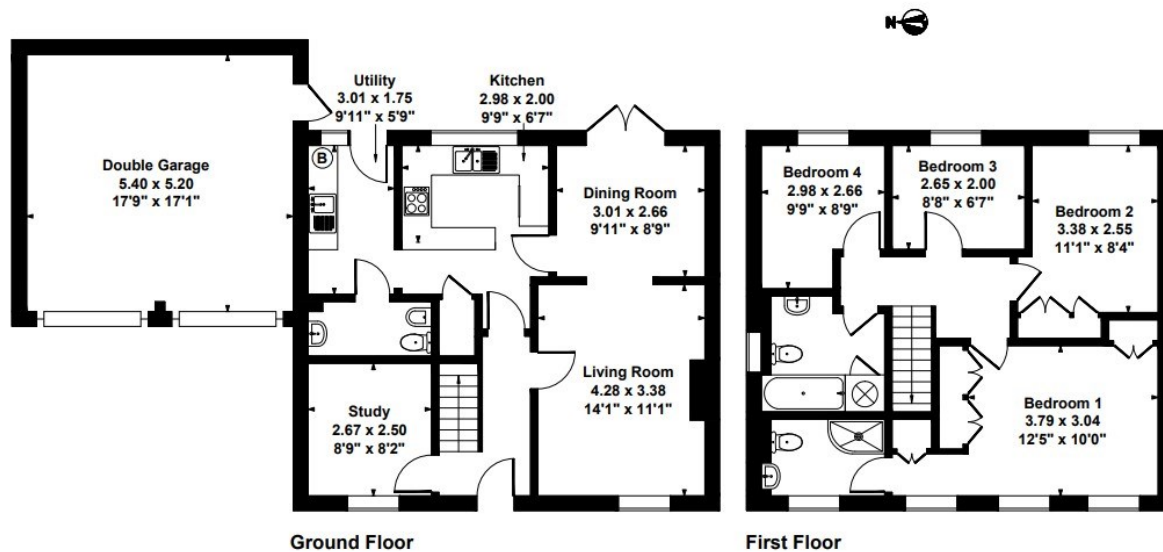
Built in 2002 this stone fronted four bedroom detached house is located in the enviable West End area of Frome. The property is tucked away on a quiet no through lane just a stones throw away from the town centre. The columned entrance opens into a hallway and leads through to the living room which has a window overlooking the front and a stone fireplace with a living flame gas fire. Double doors create an open plan feel to the dining room and french doors flood the room with light. The fitted kitchen breakfast room has wall and base cupboards, an electric oven and hob, space for a dishwasher and fridge/freezer. There is a separate laundry room with plumbing for a washing machine and tumble dryer and side access to the garden. There is in addition a w/c and to the front of the property there is also a separate study. Upstairs there are four bedrooms, including the main bedroom with an ensuite shower room and a family bathroom. Externally there is an enclosed south easterly garden with a lawn, shrubs and trees and views towards Cley Hill and Longleat forest. The decking at the end of the garden enjoys the evening sun. To the front of the property there is a double garage with two parking spaces in front. 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. EPC = C. Council Tax Band E. Services, Mains gas, Mains electricity, Mains water, Mains drainage.





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Approximate Gross Internal Area
 Main House = 114 sq m (1227 sq ft)
 Garage = 28 sq m (302 sq ft)
 Total = 142 sq m (1529 sq ft)



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 is for illustrative purpose only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, which is an awarding winning hotel with gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. The smaller villages of Nunney and Mells are also worth visiting, enjoying the country pubs and walks they have to offer.

£575,000

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