



hunter
french

8 Somerset Road, Frome, BA11 1HB

A stunning Victorian end of terrace four bedroom town house which dates back to the 1890's. The property is situated on Somerset Road and overlooks the Mary Baily playing fields next to Victoria Park. A half glazed original door opens into a hallway featuring original Minton floor tiles. This leads through to the living room which has a stunning box bay window and a fireplace with gas fire inset. The hallway continues to the dining room, which has wooden floorboards and a feature fireplace. Beyond is the kitchen which is fitted with cupboards, an electric cooker and there is space for a dishwasher and fridge freezer. There is a wonderful walk in pantry, with plenty of shelving and an additional laundry room with space and plumbing for a washing machine and tumble dryer and a side door to the garden. The current owners added a beautiful garden room fifteen years ago which is flooded with light.

On the first floor there is a bedroom with a feature fireplace overlooking the garden which has built in shelving and currently used as an office. There is another double bedroom with wardrobes, a feature fireplace and twin sash windows looking out over an external stone parapet. There is a spacious landing and a family bathroom with an airing cupboard.

On the top floor there are two further double bedrooms, an office, which could be a dressing room and a shower room with a power shower.

Externally there is a paved walled courtyard garden with a mature pear tree, flowerbeds, a side gate to the street and a second gate leading to driveway parking for two cars. It is a lovely and picturesque short walk through the park to local amenities and the town beyond. 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 = D Services – Mains Gas, Mains Electricity, Mains water, Mains drainage.







Total Area: 158.7 m² ... 1709 ft²

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 purposes only and should be used as such by any prospective purchaser.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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.

£630,000

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