



hunter
french

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Great Western Street, Frome

Brought new in 2013, this town house is located in the heart of the Great Western Estate and like the surrounding properties, the front flower beds are generous in size and colour. As you enter the property there is solid wood flooring and a downstairs toilet to the left. On the right sits the kitchen with a combination of open shelving, floor and wall cupboards. Integrated fridge freezer, dishwasher and oven. A electric hob and space for a washing machine complete the kitchen. Following through into the dining room there are two large cupboards one serves as a handy utility space and the other as a large cloak cupboard. The dining room currently holds a two meter dining table and french doors that open out into the garden.

A west facing sitting room is located on the first floor, a large window looks down on the front of the property and a floating mantle creates a focal point for the room. The first bedroom is a small double with access to the Jack and Jill shower room, also accessed from the landing. The second floor holds the primary bedroom with views down to the garden and large fitted wardrobes. This room also benefits from a en-suite with a generous shower, sink and toilet. The third room comfortably holds a double bed and additional bedroom furniture. The family bathroom completes this floor and has a full sized bath, sink, and toilet.

The east facing garden opens up onto the patio, an artificial lawn and a large raised flower bed. An elevated deck has been perfectly placed for garden dining throughout the warmer months. A secure garden gate allows access to the private parking space and single garage.

A convenience store is a 2 min walk around the corner. The train station with links to both London, Bath and Bristol is easily accessed from the end of the road. Rodden Meadow sits behind the estate and is a popular beauty spot that leads to .





Asking Price £350,000

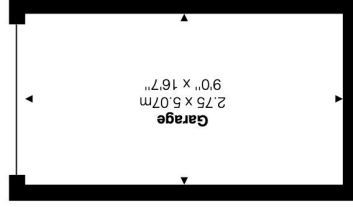
Hunter French



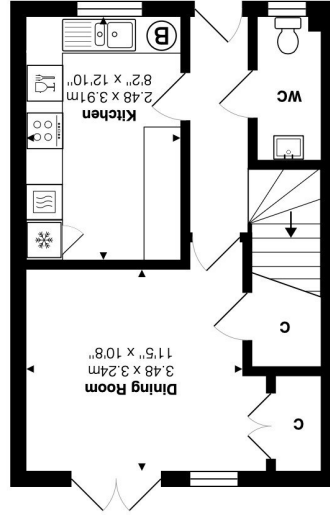
Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly the internationally known Newt is 13 miles away from Frome, 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 Wells are also worth visiting, enjoying the country pubs and walks they have to offer.

On The Doorstep -

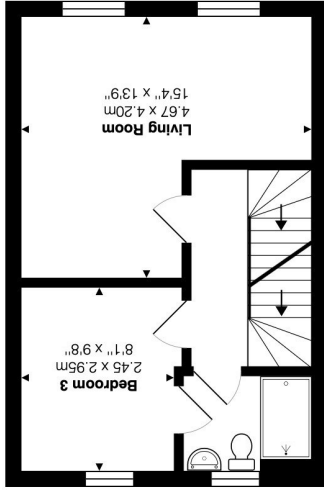
Energy Efficiency Rating	
Potential	Current
Very energy efficient – lower running costs A (92 plus)	
Energy efficient (81-91) B	
Energy efficient (69-80) C	79
Decent (55-68) D	
Needs some work (39-54) E	
Needs more work (21-38) F	
Very poor (1-20) G	
EU Directive 2002/91/EC	



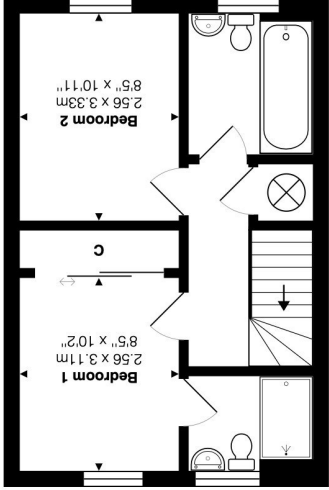
Ground Floor



1st Floor



2nd Floor



Total Area: 103.5 m² ... 1114 ft² (excluding garage)

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. www.meyenergy.co.uk

