2 Linnet Way, Frome, Somerset, BA11 2UY

£350,000

A surprisingly spacious and very well presented, three bedroom, three reception room, two bathroom, semi detached house with good sized garden, large outbuilding/workshop/gym and ample driveway parking, which is situated on a popular development, within walking distance of schools and amenities.

- Extended, Well Presented, Semi Detached House
- Three Bedrooms, Three Reception Rooms
- Bathroom & Shower Room
- Modern Kitchen
- Study/Occasional Bedroom
- Utility
- Large, Detached Outbuilding
- Private Garden
- Driveway Parking
- Popular Bath Side Of The Town

Freehold

EPC Rating B

An extended and greatly improved, semi detached, family house with good sized garden, large detached outbuilding (divided into a workshop and gym) and ample driveway parking, which is situated on a popular development, within walking distance of schools and amenities.

The property offers flexible accommodation over two floors comprising; entrance hall, superb sitting room addition with vaulted ceiling and French doors opening into a conservatory with French doors opening onto the garden, good sized dining/second room, kitchen with an excellent range of modern units and woodblock worktop space over, utility, study/occasional bedroom, ground floor shower room, three first floor bedrooms and a bathroom with white suite.

Externally there is an easily maintainable garden to the front with driveway parking to the side. Path and gated access to the side leading to a good sized rear garden with paved patio seating area, section of lawn and a private covered seating area and bar.

Large, detached outbuilding with power and lighting, which is currently divided into a workshop and gym.

The property further benefits from gas central heating (recently replaced boiler), UPVC double glazing, solar panels (leased) and an EV charging point.

Situation
Linnet Way is a small cul de sac which forms part of an established development on the popular Bath side of Frome. A Tesco convenience store and pharmacy are within easy walking distance and the town centre is just over a mile away. 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 train station with rail links to Bath, Bristol and London Paddington.

Property Information
Council tax band; C

Freehold

Services; mains gas, water, drainage and electricity

Gas central heating & UPVC double glazing

Electrical vehicle charging point

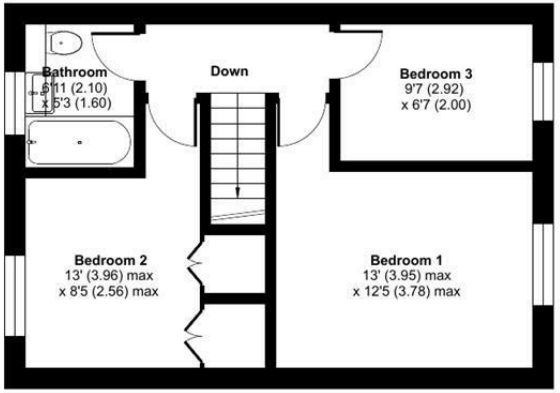
Solar panels (leased)

EPC Rating; B

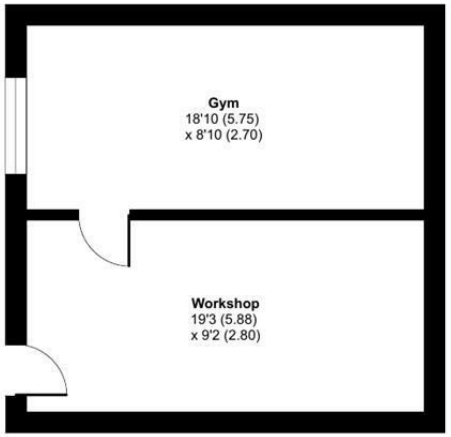
Linnet Way, Frome, BA11

Approximate Area = 1154 sq ft / 107.2 sq m
Outbuilding = 354 sq ft / 32.8 sq m
Total = 1508 sq ft / 140 sq m

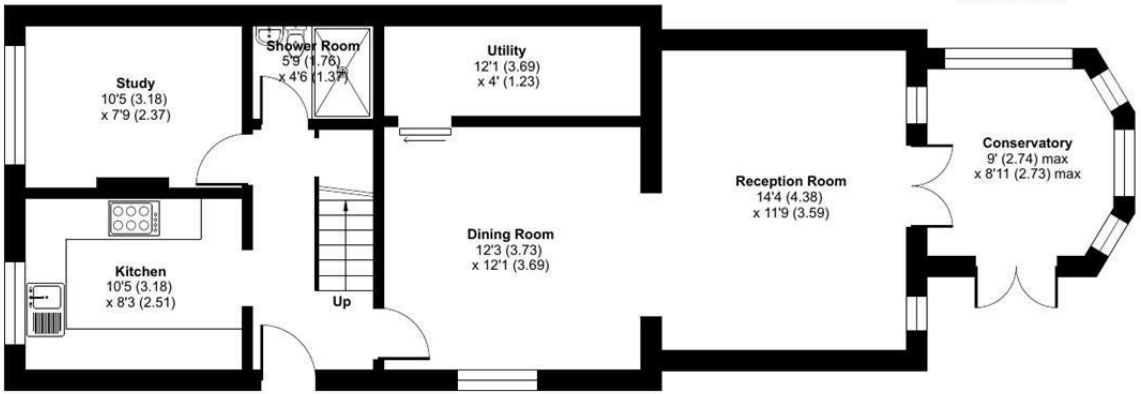
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1420783

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

strakers

For further details 01225 617030
trowbridge@strakers.co.uk

In branch | Online | On the move
strakers.co.uk