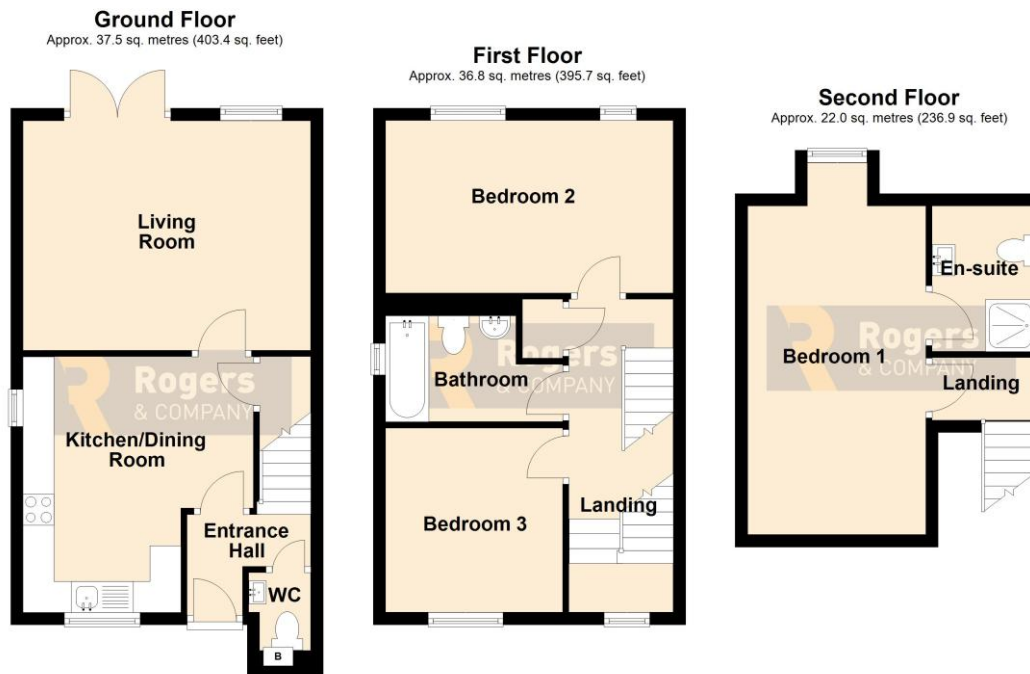




Woodland View
Highbury Street
Coleford
BA3 5NT

Guide Price £265,000

A three storey semi-detached house located near the centre of this popular Mendip Village, opposite some fantastic countryside walks, adjacent to the recreational fields just along the road from two local Co-Op Stores. There is an excellent doctors surgery and pharmacy along with a car servicing garage and primary school all served with a local bus service. Almost Equidistance between Frome, Midsomer Norton & Shepton Mallet with Bath just a 30 minute drive. The house has the benefit of a brand new kitchen, new front and rear doors, along with plenty of redecoration and some new flooring. The layout features three great sized bedrooms, the main with a modern en-suite shower room. There is a downstairs WC and a family bathroom, with the new kitchen/dining room at the front and the sensible sized living room at the rear with double doors out to the garden. There is a parking space in the title deeds at the rear.



Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1036 Sqft Three Storey Semi-Detached House
- Popular Mendip Village
- Plenty Of Amenities Including Two Local Stores, Doctors, Primary School & Bus Service
- Three Double Bedrooms
- En-Suite Shower Room, Family Bathroom & Downstairs WC
- Brand New Fitted Kitchen With Engineered Herringbone Flooring
- Newly Installed Front & Patio Doors
- Gas Central Heating With A Worcester Combination Boiler
- Enclosed Rear Garden
- Allocated Parking Space

- Living Room 15' 2" (4.62m) x 12' 2" (3.71m)
- Kitchen/Dining Room 13' 6" (4.11m) x 12' 2" (3.71m) reducing 8' 4" (2.54m)
- Bedroom Two 15' 2" (4.62m) x 9' 1" (2.77m)
- Bedroom Three 9' 9" (2.97m) x 9' 2" (2.79m)
- Bathroom 9' 2" (2.79m) reducing to 6' 11" (2.11m) x 6' 6" (1.98m)
- Bedroom One 17' 2" (5.23m) x 9' 2" (2.79m)
- En-Suite 7' 8" (2.34m) x 5' 8" (1.73m)



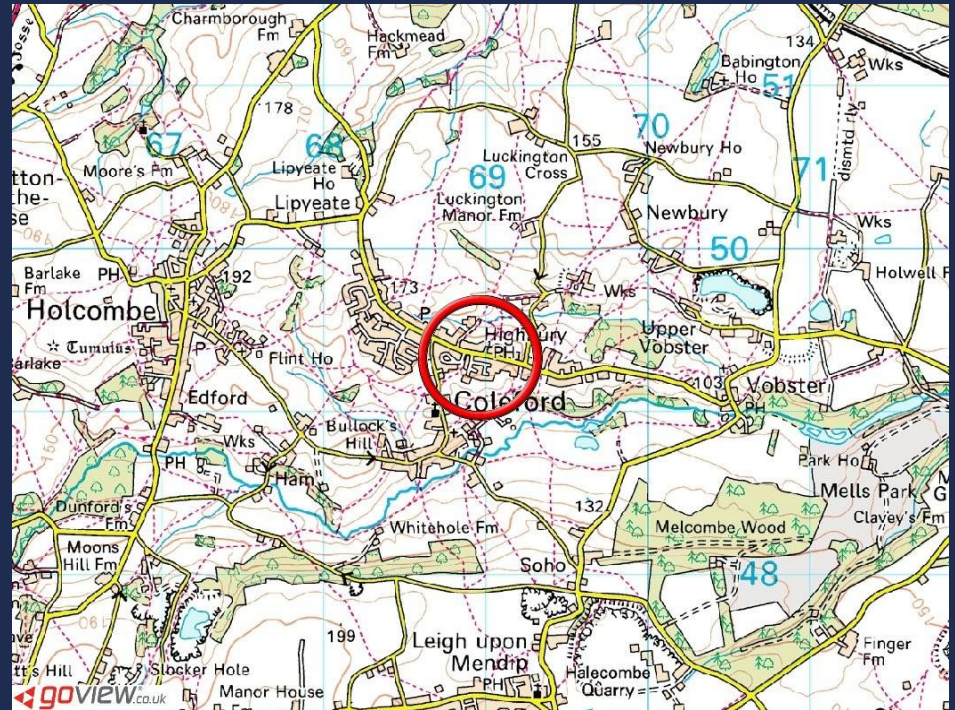
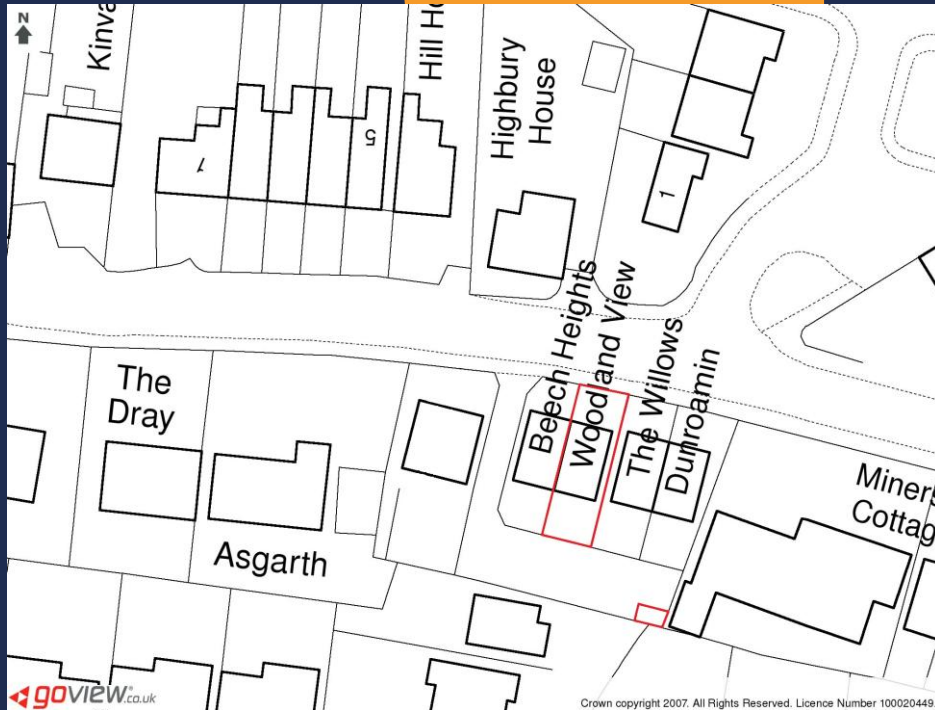


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The tenure is freehold

All Main services are connected

The council tax band is C and is charged at £2,210 for 2026/27



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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