

COOPER & TANNER

THE ART OF AGENCY



20 Robins Lane, Frome, Somerset BA11 3ES

A superb opportunity to acquire a large two bedroom end of terrace property with off-road parking and a large garden.

£230,000

To Contact
COOPER & TANNER
Frome Office

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- End of terrace
- Off road parking
- Utility room
- Downstairs WC
- Loft room with potential
- Large garden
- No onward chain

Description

The accommodation briefly offers; an entrance hall, a living room which has a fireplace with an electric fire and under stairs storage, a kitchen to the rear of the property which enjoys a range of wall and base units, with space for a table, then through the back door is a lean-to with plumbing for a washing machine, and the downstairs WC.

On the first floor is the family bathroom, with a bath and separate shower and heated towel rail. The second bedroom is a good sized double overlooking the garden. The master bedroom is to the front of the property with a door leading to the stairs with access to the loft room.

Outside

To the front of the property is a gravelled area, with parking to the side for several cars, there is a large back garden with a storage shed. The garden sweeps around the side of the property as there is potential to extend to the side, subject to the relevant planning conditions.

Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities. Bath and Bristol are within commuting distance and the local railway station provides services to London Paddington, Bristol, Bath and Weymouth. Additional connecting services are available via Westbury.

Tenure

Freehold.

Council Tax Band

Band B.

EPC Rating

Rating D.

Services

Mains drainage, water and electricity are all connected.

Heating

Gas fired central heating.

Directions

From the Frome office head up bath street, turn right at the mini round about, continue along Christchurch Street West. At the next roundabout turn left onto Broadway and then right at the crossroads, the property will be then found on left hand side indicated by a 'For Sale' board.

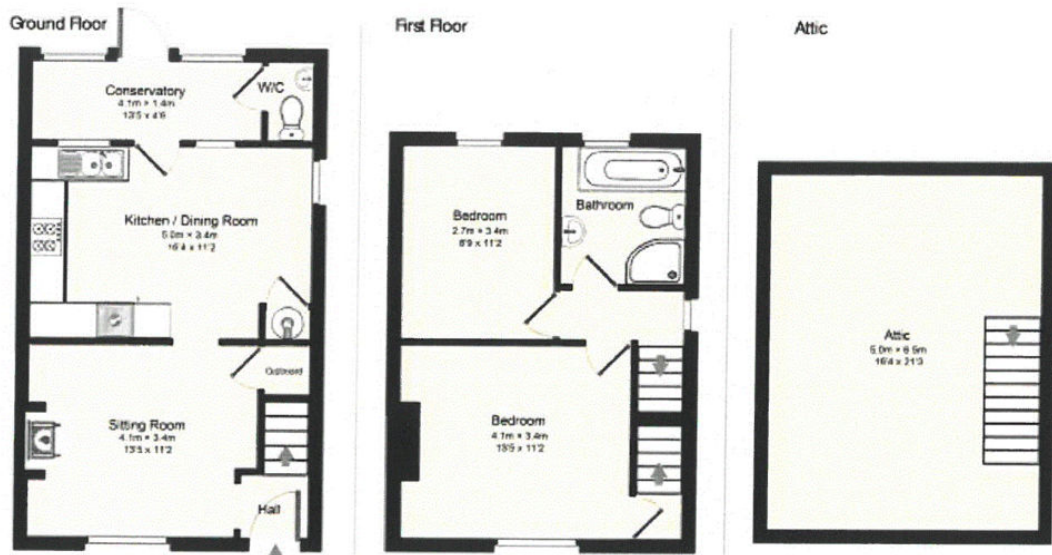
Viewing

Strictly through Cooper & Tanner on 01373 455060

JG Ref: 16274 31st October 2016



20 Robins Lane



Approximate gross internal floor area - 104 sq m / 1,120 sq ft

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