



DESCRIPTION

This quirky mid - terraced cottage dating back to c.1795 offering a wealth of period charm with generously proportioned accommodation. The property is accessed via a large porch to the front which opens to the impressive living room (17'1" x 15'9"), which is very much the heart of this delightful cottage. It has a wonderful open fireplace with pretty stone surround, exposed beams and a natural stone feature wall. A door leads to the fitted kitchen with a good range of units and a stable door which lead out to the rear garden. The first floor provides a large landing area and access to the double master bedroom, a single bedroom currently utilised as a study and the family bathroom. The accommodation is completed on the upper floor with another double bedroom which has direct access to eaves storage and French doors which open to a roof terrace that could potentially be developed further, enjoying beautiful westerly views perfect for watching the setting sun. Externally, the cottage is approached by a shingled off road parking area leading to a pretty front garden. Whilst to the rear there is an extensive garden which has been landscaped to provide low maintenance shingled and decked areas interspersed with mature shrubs and flowers and enclosed with timber panel fencing.

Conveniently located under a mile away from the centre of Frome on the Bath side of town and offering excellent access to local amenities and through routes. Hayesdown First School, Selwood Academy and Frome Community College are all within a short walk. Less than a 1/4 of a mile away is a small parade of shops including a Tesco Express, chemist, a florist and takeaway. The sports centre is nearby and the railway station is approximately 1 mile and provides a direct link to London. The historic town of Frome is a welcoming and vibrant place full of beautiful independent shops, art venues and galleries. It is located 13 miles south of Bath at the eastern end of the Mendip Hills.



Tenure: Freehold
Local Authority: Somerset County Council
Council Tax Band: B
EPC Rating: D
Mains electricity and gas and water connected. Septic tank drainage.
Gas fired central heating.

KEY FEATURES

- Georgian mid-terrace cottage
- Impressively proportioned living room
- Open stone fireplace and exposed beams
- Double glazed with gas central heating
- Off-road parking to front
- Accommodation arranged over three floors
- Plethora of period features
- Three bedrooms
- Extensive enclosed rear garden
- Ideally located on Bath side of town





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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