

# COOPER & TANNER

THE ART OF AGENCY



**22 Westwood Drive, Frome, Somerset BA11 4JR**

A large conservatory and a converted garage transforms this three bedroom semi-detached home with off-road parking.

**Asking Price of £240,000**

To Contact  
**COOPER & TANNER**  
Frome Office

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- Semi-detached house
- Two reception rooms
- Large conservatory
- Impressive kitchen
- Three bedrooms
- Landscaped garden and parking
- Sought after location
- Viewing advised

#### Description

An excellent semi-detached family home with deceptively spacious accommodation, landscaped gardens and off-road parking within this sought after part of Frome.

The accommodation very briefly offers; a spacious lounge with a gas fire, an impressive kitchen with a range of wall and base units with room for appliances and doors into the converted garage (which is now a dining room) and the side of the house. At the rear of the house there is a high quality conservatory with under floor heating and doors out to the patio/seating area at the rear.

On the first floor there are three bedrooms and a family bathroom with a corner bath and separate shower.

#### Outside

To the front of the house there is off-road, driveway parking for two vehicles. To the left hand side access leads into the rear gardens which are fully enclosed and child and pet friendly. The gardens have been landscaped and now provide a patio seating area and a lawn. There is a timber shed and access to the rear through a timber gate.

#### 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 connects at Frome and Westbury for London, Paddington.

#### Tenure

Tenure.

#### Council Tax Band

Band B.

#### EPC Rating

Rating D.

#### Services

Mains drainage, water and electricity are all connected.

#### Heating

Gas fired central heating.

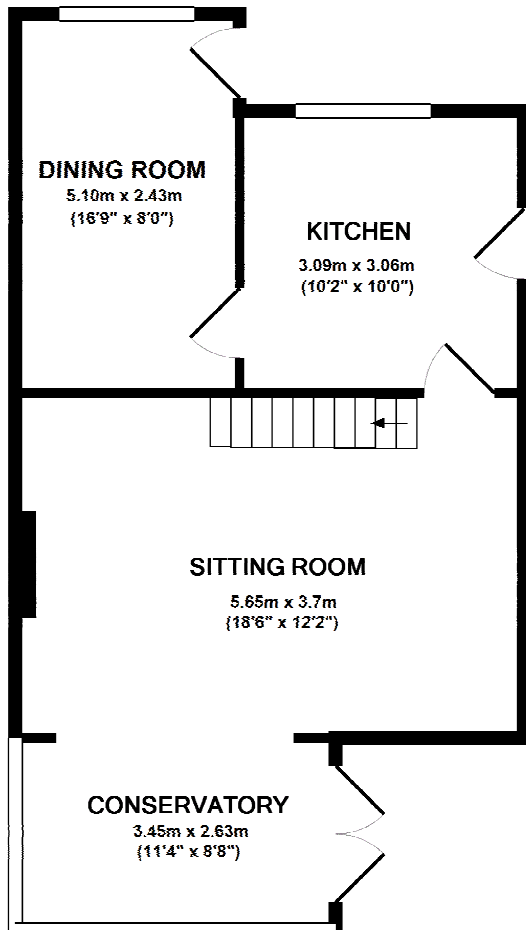
#### Viewing

Strictly through Cooper & Tanner on 01373 455060.

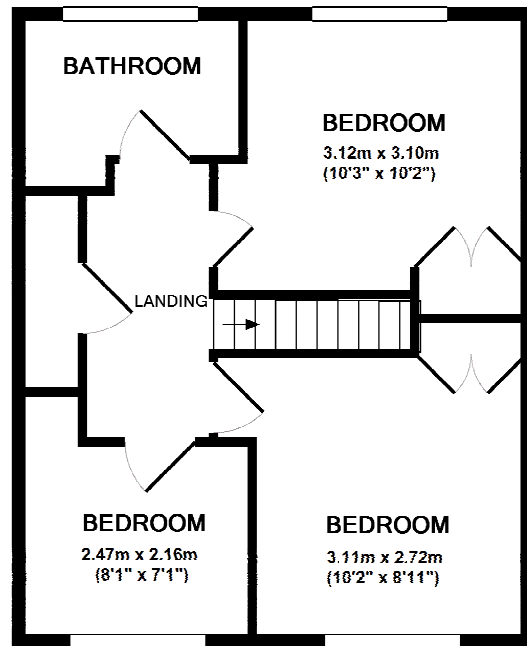
**Ref: 16049 6<sup>th</sup> October 2016.**



22 Westwood Drive



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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