

# COOPER & TANNER

THE ART OF AGENCY



## 17 Keyford, Frome, Somerset BA11 1JN

A charming four bedroom period property positioned in a set-back location in the popular area of Keyford.

**£310,000**

To Contact  
**COOPER & TANNER**  
Frome Office

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- Charming period property
- Sitting room
- Dining room
- Kitchen
- Conservatory
- Four bedrooms
- Family bathroom
- Extensive gardens
- Quiet location
- No onward chain

#### Description

The property consists of a wide and light entrance hall leading through to the open plan sitting and dining room. The sitting room offers many original features including fireplaces and exposed beams. The kitchen lies to the rear of the property and provides a range of contemporary Shaker style wall and base units, this follows through to the external corridor and the detached conservatory and utility room.

On the first floor is the master bedroom, main shower room and the study/fourth bedroom.

The second floor provides two further double bedrooms and an en-suite bathroom.

#### Outside

The property offers a generous and surprisingly large garden located to the rear of the property. The garden is mainly laid to lawn with a variety of mature shrubs and herbaceous borders. At the bottom of the garden is a large and mature vegetable plot and paved seating area. There is also a detached brick garden store and side access leading to Woodland Road.

#### 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 Westbury for London, Paddington.

#### Tenure

Freehold.

#### Council Tax Band

Band B.

#### EPC Rating

Rating D.

#### Services

Drainage, water, electricity and BT are all connected. Gas fired central heating.

#### Directions

From the Frome office of Cooper and Tanner proceed up Bath Street. At the roundabout continue straight then take the first left into Keyford. Follow the road down, shortly after the property can be found set back from the road on the left hand side.

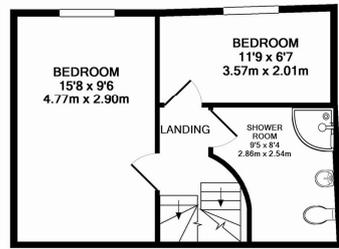
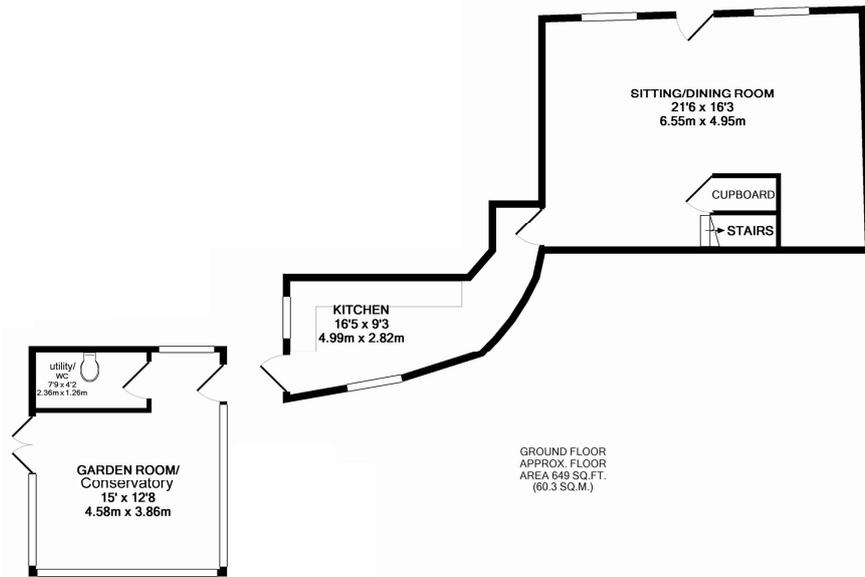
#### Viewing

Strictly through Cooper & Tanner on 01373 455060.

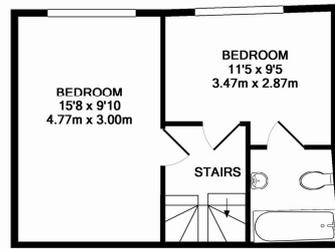
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17 Keyford, Frome

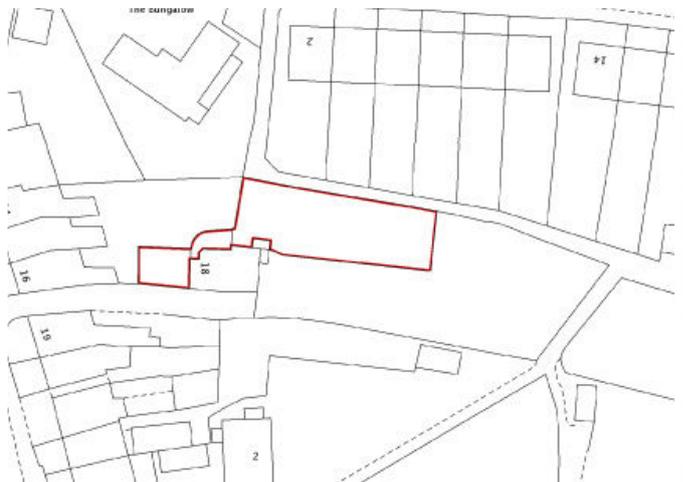


**1ST FLOOR**  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)



**2ND FLOOR**  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1322 SQ.FT. (122.8 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



**£310,000**



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