



**Connells**

Masons Way  
Frome



## Property Description

Semi Detached Three Bed Family Home on the Sainsburys side of Frome. The property sits in small off shoot in the cul de sac and benefits from off road parking and private garden at the rear.

Accommodation comprises Entrance Hall, Cloakroom, Kitchen / Diner, Lounge, Conservatory, Three Bedrooms & Four Piece Family Bathroom.

Outside, there is Parking to the Front and Enclosed Rear Garden.

Viewing highly advised in order to appreciate & secure.....

## Entrance

Door & window to side aspect. Stairs to first floor. Doors to Kitchen, Cloakroom & Lounge

## Cloakroom

Suite comprising wash hand basin and low level wc.

## Kitchen / Diner

Two windows to front aspect and further window to side. Generous range of modern wall, base and drawer units with wood effect work surfaces and splashback tiling. Belfast style sink with mixer tap. Space for

appliances including range style cooker & side by side fridge freezer. Seating / eating area.

## Lounge

French doors & window to rear, overlooking and opening into Conservatory. Arch to under stairs recess with further cupboard.

## Conservatory

Good size conservatory with dwarf brick wall and windows & doors overlooking and leading to garden.

## Landing

Stairs rising from Entrance Hall. Doors to Bedrooms & Bathroom.

## Bedroom One

Window to front aspect.

## Bedroom Two

Window to rear aspect, overlooking garden.

## Bedroom Three

Window to rear aspect, overlooking garden.

Cont'd...

## Bathroom

Obscure window to front. Four piece suite comprising walk in shower cubicle, panel enclosed bath, vanity wash hand basin with storage cupboard under & low level wc. Heated towel rail. Splashback tiling.

## Front

To the front of the property is off road parking for two vehicles. Path to side leads to entrance and onto rear garden.

## Rear Garden

Secluded garden enclosed by fencing. Area laid to gravel. Paved area. Lawn with stepping stones. Gardens sheds. Dwarf wall between path & steps up to lawn.

## Agents Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable):

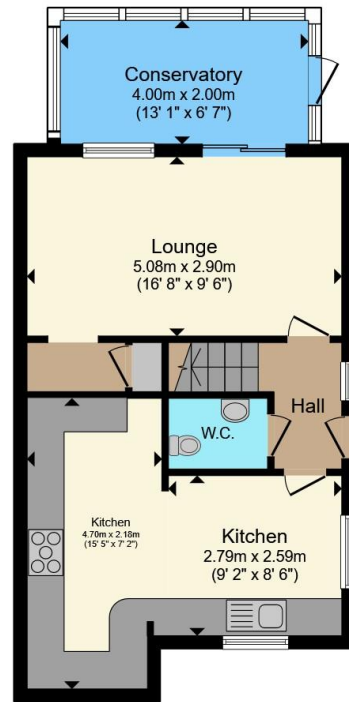
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£25 + VAT per giftor

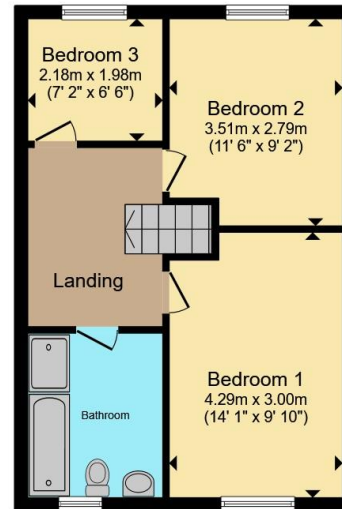








**Ground Floor**



**First Floor**

Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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11 Fore Street  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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