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ESTATE AGENTS



Doultling Court

Frome, BA11 2YQ

A four-bedroom detached family home, requiring some updating, located on a quiet estate on the Bath side of town. The property benefits from front and rear gardens, single garage, conservatory, gas central heating and double glazing. EPC Band:- C

Offers Over £425,000 Freehold

Council Tax Band: E

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DESCRIPTION

* A four bedroom detached family home, requiring some updating, located on a quiet estate on the Bath side of town. The property benefits from front and rear gardens, single garage, conservatory, gas central heating and double glazing. This wonderful home offers well proportioned, spacious and versatile accommodation which is arranged over two floors, briefly comprising:- Entrance hall with doors off to all rooms, large storage cupboard and stairs to first floor; lounge with attractive bay window to front aspect, fireplace housing a gas fire and opening to:- dining room with door to hallway and doors to :- conservatory which invites natural light and offers a serene space to relax and unwind; kitchen with a range of floor and wall units including a built in electric oven, ceramic hob with cooker hood above, plumbing for washing machine, space for dish washer, space for fridge/freezer, opening to:- utility room with door to rear garden; a downstairs WC completes the layout on this floor. The landing on the first floor has doors to all bedrooms and bathroom, an airing cupboard, access to the loft which is partly boarded and has a built in ladder; the main bedroom is a good sized room with built in wardrobe and door to:- En-suite shower room; bedroom 2 is another good sized room with built in wardrobe; bedroom three has window to front aspect and sloped ceilings around the window; bedroom 4 is a single room which could be used as a study; a fully tiled wet room including a body dryer.

While the home does require some updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste.

This delightful residence is perfect for families looking for a peaceful retreat while still being within easy reach of local amenities and transport links. Don't miss the chance to make this house your home.

OUTSIDE

Front garden
Laid to lawn with a selection of well established shrubs and trees.
Driveway parking which leads to a single integral garage.
Fully enclosed, fenced, easy maintenance rear garden which is predominantly laid to lawn with a variety of shrubs and trees.
There is a large patio area leading to side access, pergola and outside tap.

LOCATION

Frome is a highly sought after town of just over 20,000 people which according to The Sunday Times is the best place to live in the South-West as well as one of the coolest places to live in the UK. With a wide variety of independent shops and theatres, summer festival, popular cafes and cobbled streets, Frome is a great place to live. The Frome Independent Market, held on the first Sunday of every month is a celebration of all things artisan and attracts thousands of visitors.

Bath, Frome, Westbury, Warminster and Castle Cary stations provide rail services to London Paddington and London Waterloo. The A303 (M3) links to London and the wider motorway network and the A36, M4 and M5 are all within easy reach. There is a wide range of national and international flights from Bristol Airport.

There are a wide variety of state and independent schools within the area. There are several primary schools within the town itself as well as a number of secondary schools with good or better Ofsted ratings.

Further afield the historic city of Bath is within easy commuter distance. The surrounding countryside offers many good walks, whilst both the Longleat and Stourhead estates are within easy reach.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

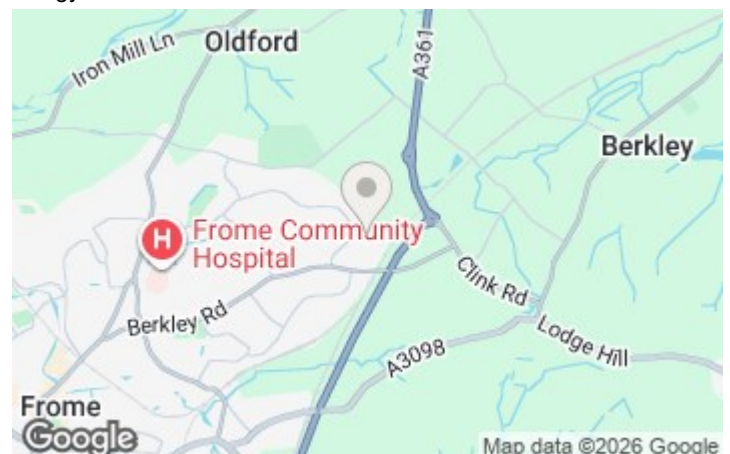
Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Note: In accordance with Section 21 of The Estate

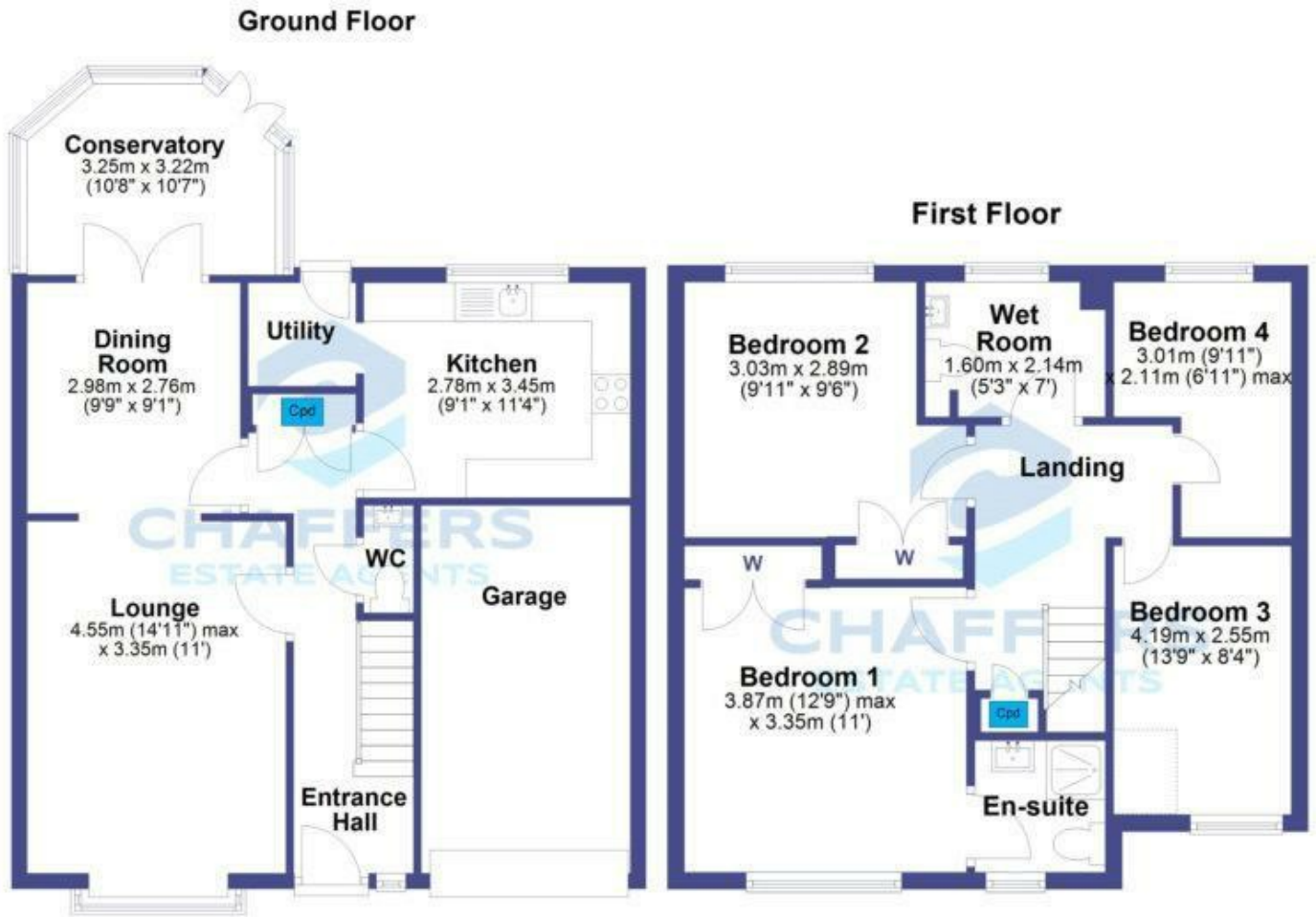
Agency Act 1979 a personal interest is declared.

Energy Performance Certificate: Rated: C





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	