

# 80 Weymouth Road

Frome, Somerset



# A good three bedroom detached home, in a popular residential suburb of the town.

Frome town centre 0.5 miles, Babington House 5.6 miles, Bruton 10.8 miles, Bath 15.6 miles

(All distances are approximate)



## Summary of accommodation

### The House

**Ground Floor:** Entrance hall | Living room | Dining room | Garden room | Kitchen/breakfast room

Utility room | Shower room

**First Floor:** 2 double bedrooms | Single bedroom | Bathroom

### Outside

Garden | Garage | Parking

In all approximately 0.14 acres



## Situation

(Distances and times are approximate)

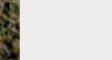
The property is within walking distance of Frome's historic centre, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts.



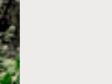
Regularly featured in 'Best Place To...' lists, Frome is known for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



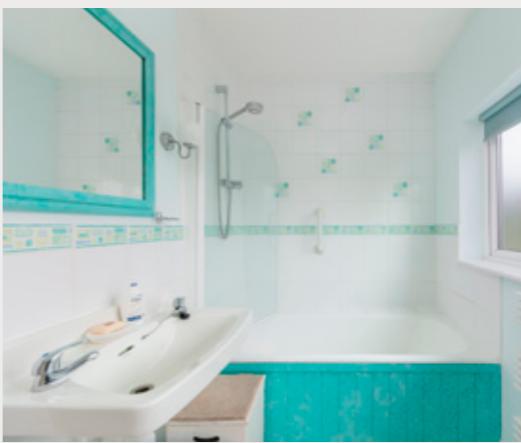
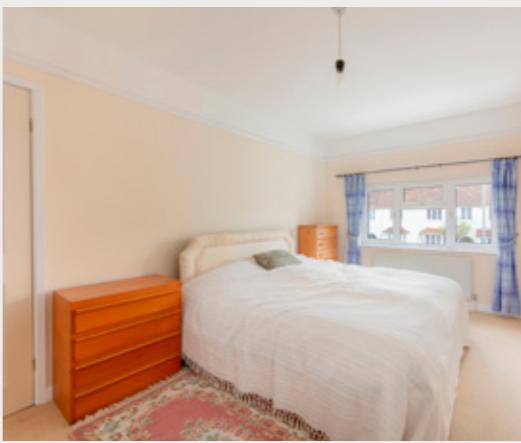
There is an excellent selection of schools in the area.



Connections in the area are excellent with the A37 and A303 (M) motorway, providing access to the wider motorway network.



Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



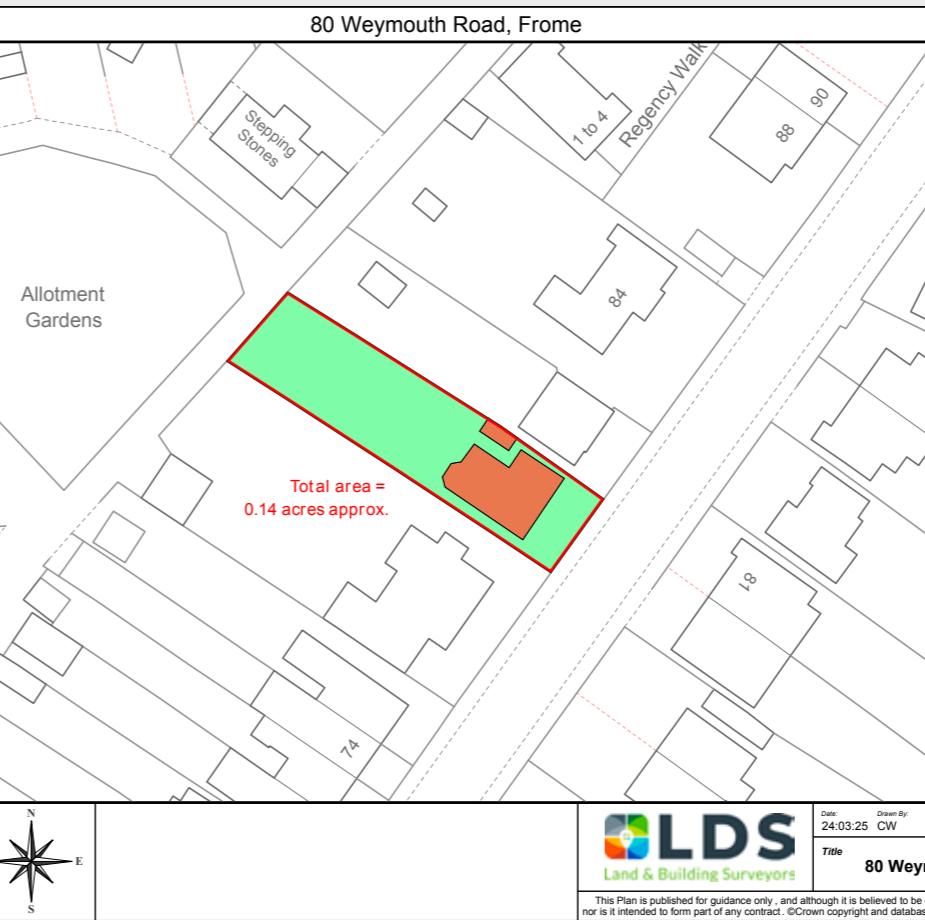
## The House

The property offers well presented accommodation arranged over two floors.

On the ground floor from the entrance hall is the living room with a woodburner, the dining room leading through to the garden room, kitchen/breakfast room and the utility room, leading through to a shower room.

On the first floor there are two double bedrooms, both with fitted wardrobes, a single bedroom and a bathroom.

There is also a very large attic space that could be converted subject to obtaining the necessary consents.



## Outside

There are charming, landscaped gardens to the rear, comprising a lawn and a wonderful selection of plants, shrubs and trees including a 'Liquidambar' and three raised beds.

There is a workshop, a summerhouse, two sheds and two greenhouses.

There is off road parking for one car and additional integrated single garage.

## Property Information

**Title:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water, electricity and drainage. Gas fired central heating.

**Local Authority:** Mendip District Council  
[www.mendip.gov.uk](http://www.mendip.gov.uk)

**Council Tax Band:** D

**PPC:** E

**Postcode:** BA1 1H

**What3Words:** //apricot.doves.waving

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

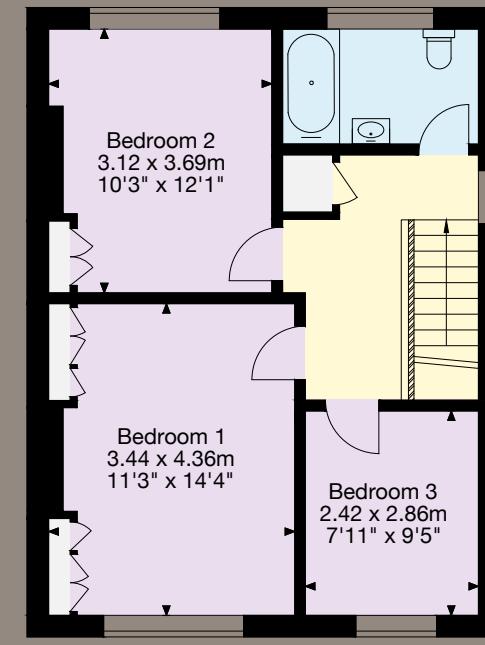
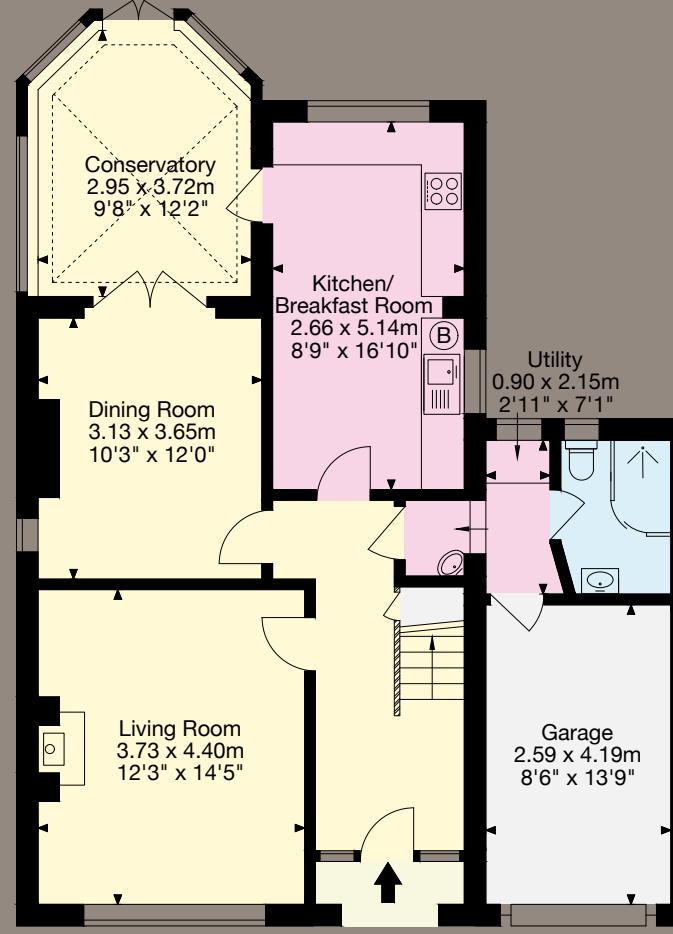
## Approximate Gross Internal Floor Area

Main House = 123 sq m / 1,333 sq ft

Garage = 10 sq m / 116 sq ft

Total Area = 133 sq m / 1,449 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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