





Westover, Frome, BA11 4ET

allen & harris

welcome to

Westover, Frome

Situated in the highly desirable Westover, this beautifully presented and substantially extended three-bedroom home has been thoughtfully enhanced to an exceptional standard, offering stylish and versatile living accommodation perfect for modern family life.



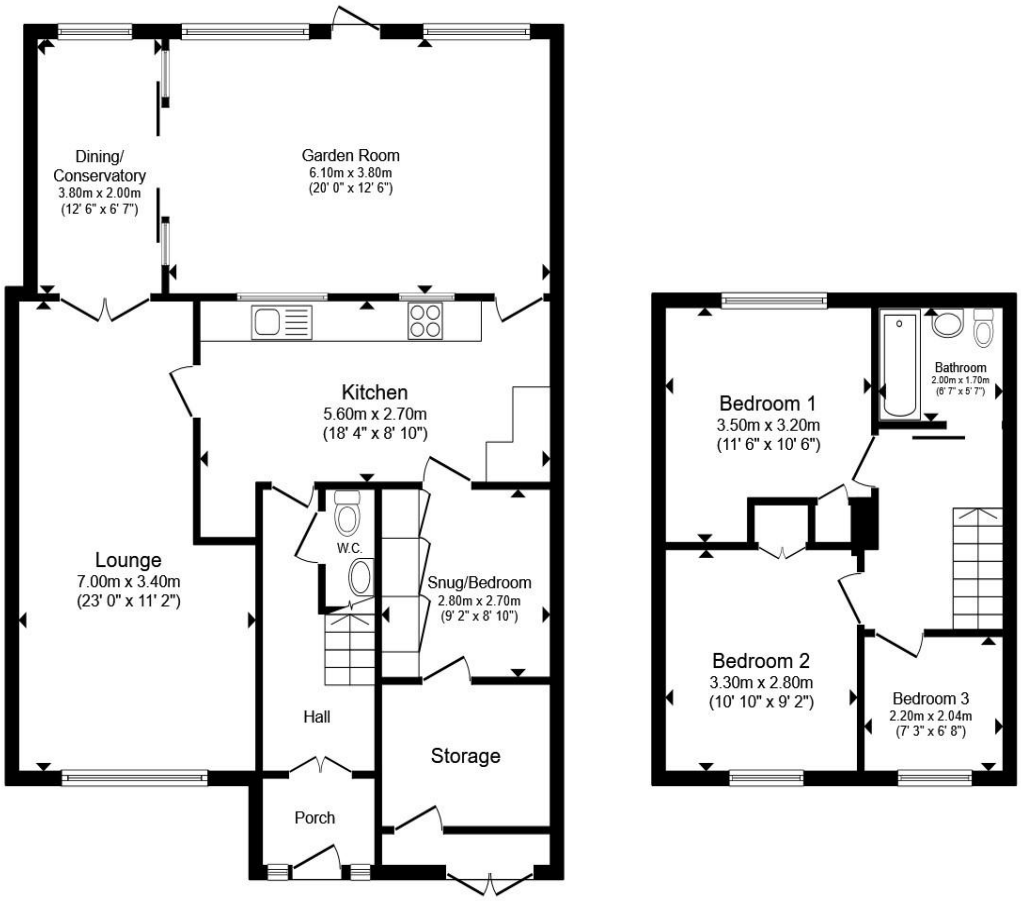












Ground Floor

First Floor

Total floor area 132.5 m² (1,426 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

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Porch

Hall

Wc

Kitchen
18' 4" x 9' 10" (5.59m x 3.00m)

Lounge
23' x 11' 2" (7.01m x 3.40m)

Snug/Bedroom
9' 2" x 8' 10" (2.79m x 2.69m)

Storage Room

Dining/Conservatory
12' 6" x 6' 7" (3.81m x 2.01m)

Garden Room

Bedroom One
11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Two
10' 10" x 9' 2" (3.30m x 2.79m)

Bedroom Three
7' 3" x 6' 8" (2.21m x 2.03m)

Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)

Front Garden

Rear Garden

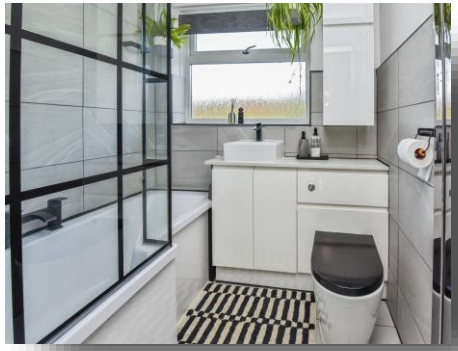
welcome to

Westover, Frome

- Beautifully Presented and Extended Three-Bedroom Family Home
- High-Specification Fitted Kitchen with Integrated Appliances/Breakfast Bar
- Spacious Lounge with Folding Doors
- Three Well-Proportioned Bedrooms, Two with Built-In Storage
- Versatile Second Room Ideal as a Snug/Home Office/Playroom/Bedroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO112351

The Property Ombudsman

Property Ref:
FRO112351 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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