

property details **approval form**

37 Vinney Lane, Blatchbridge, FROME, Somerset, BA11 5EH

Date: 02 October 2026

Property Ref and Version: FRO112291 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 9 The Bridge, FROME, Somerset, BA11 1AR

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>> **price**

£350,000

Tenure: Freehold

>> **key features**

- > Gorgeous Period Property**Semi-Detached
- > Kitchen/Dining Room**
- > Living Room**Inglenook Fireplace**
- > Three Double Bedrooms**
- > En-Suite**Family Bathroom**
- > Impressive Rear Garden**Beautiful Views**
- > Single Garage & Parking**
- > EPC Rating: F

>> **short description**

This charming and characterful semi-detached home offers three spacious double bedrooms spread over three thoughtfully designed floors. This property is perfect for families or those seeking a home with warmth and personality. ****BOOK A VIEWING NOW!****

>> **long description**

Upon entering, a welcoming porch provides a useful space for coats and shoes before stepping into the heart of the home. The well-equipped fitted kitchen/dining room is both stylish and functional, featuring ample storage, quality worktops, and space for a dining table, making it the perfect setting for both everyday meals and entertaining.

The spacious living room is a true highlight of the home, full of character and charm. The standout feature is the stunning inglenook fireplace with exposed brickwork and a wood-burning stove, creating a cozy and inviting atmosphere, perfect for relaxing on colder evenings.

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The first floor hosts two well-proportioned double bedrooms, both offering ample space and natural light. Bedroom one benefits from its own en-suite shower room. A well-appointed family bathroom serves this level, providing a bath, WC, and washbasin. The second floor is dedicated to the third double bedroom, a versatile space that could also serve as a guest room, home office, or hobby room.

The rear garden is a particularly impressive feature of the property. Generous in size, it boasts a lush lawn, ideal for children to play or for summer gatherings. A patio area provides the perfect spot for outdoor dining or relaxing in the sun, while well-maintained flowerbeds add colour and character to the space. Beyond the garden, the property enjoys stunning countryside views.

Additionally, the home benefits from off road parking and a single garage.

>> **directions**

>> **Agent Note**

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>> room description

Porch

Double glazed window. Space for shoes and coats. Radiator.

Kitchen/Dining Room

9' 11" x 14' 3" (3.02m x 4.34m)

Front aspect double glazed window. Base and wall units. Ample space for kitchen facilities. Stainless steel sink. Ample space for a dining table and chairs. Radiator.

Living Room

13' 5" x 14' 8" (4.09m x 4.47m)

First Floor Landing

Door to the stairs to the second bedroom. Cupboard.

Bedroom One

9' 10" x 10' 11" (3.00m x 3.33m)

Rear aspect double glazed window. Ample space for a double or king sized bed. Access to an en-suite. Radiator.

En Suite

Low level W/C. Wash hand basin. Walk in shower. Radiator/towel rail.

Bedroom Three

10' 5" x 8' (3.17m x 2.44m)

Double glazed ceiling window. Ample space for a double bed. Would be perfect as a office or children's bedroom. Radiator.

Bathroom

Double glazed ceiling window. Low level W/C. Wash hand basin. Bathtub. Radiator/towel rail.

Bedroom Two

11' 9" x 15' 9" (3.58m x 4.80m)

Double glazed ceiling window. Ample space for a double or king sized bed. Radiator.

Rear Garden

The rear garden is a particularly impressive feature of the property. Generous in size, it boasts a lush lawn, ideal for children to play or for summer gatherings. A patio area provides the perfect spot for outdoor dining or relaxing in the sun, while well-maintained flowerbeds add colour and character to the space. Beyond the garden, the property enjoys stunning countryside views.

Garage

There is a single garage located close to the front of the property.

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>> **room description**

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>> **property images**



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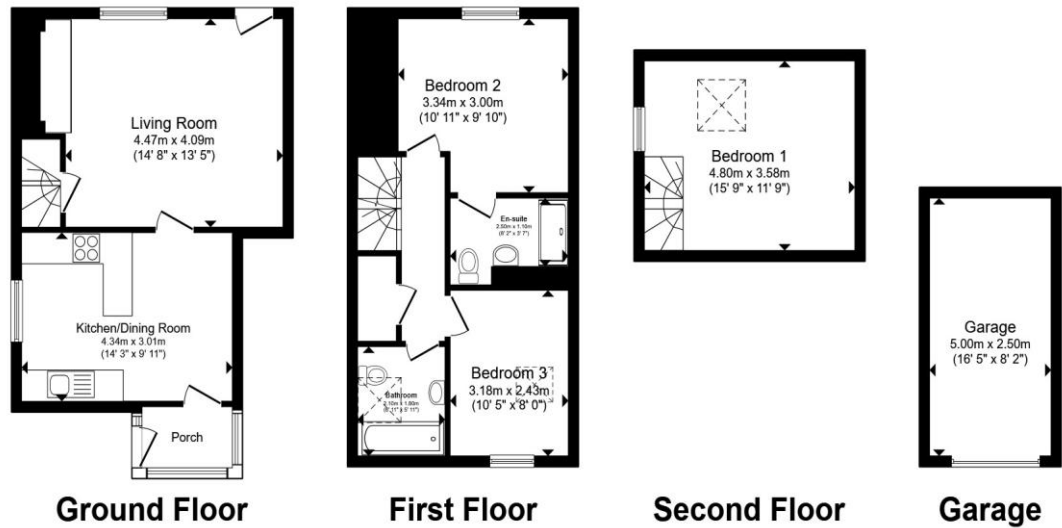
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>> floor plan



Total floor area 102.7 m² (1,106 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



>> approval

	Signature	Date
Rory Sloan		
Mr J. Corner		