



13 Selwood Crescent, Frome, BA11 2HX  
Guide price £740,000



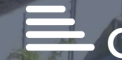
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# 13 Selwood Crescent

Frome, BA11 2HX

Stunning four-bedroom detached house

Large & mature private garden

Set within this sought-after location, an exciting opportunity to purchase a unique town property. The property offers flexible living accommodation with scope for further improvement or expansion.

The entrance is via the front leading into a hallway with stairs rising to the first/second floor and providing access to the double garage, which is fully equipped with power. Located to the side are two double bedrooms and a separate cloakroom.

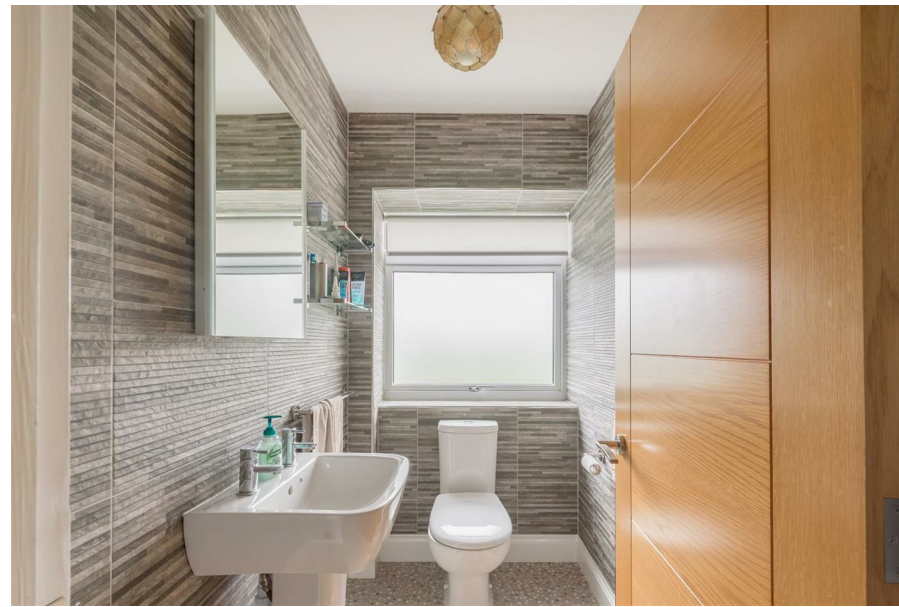
The first floor has an impressively large sitting room with a woodburning stove and a dining area offering floods of natural light and a door leading to the garden. Adjacent to this is a modern kitchen which has an array of fitted units, including an integrated oven and induction hob. The second floor offers two further double bedrooms; the master bedroom is generous in size and benefits from fitted wardrobes and a dual aspect. The modern bathroom is fitted with a three-piece suite (separate shower and tub). There is also a large and versatile attic room.

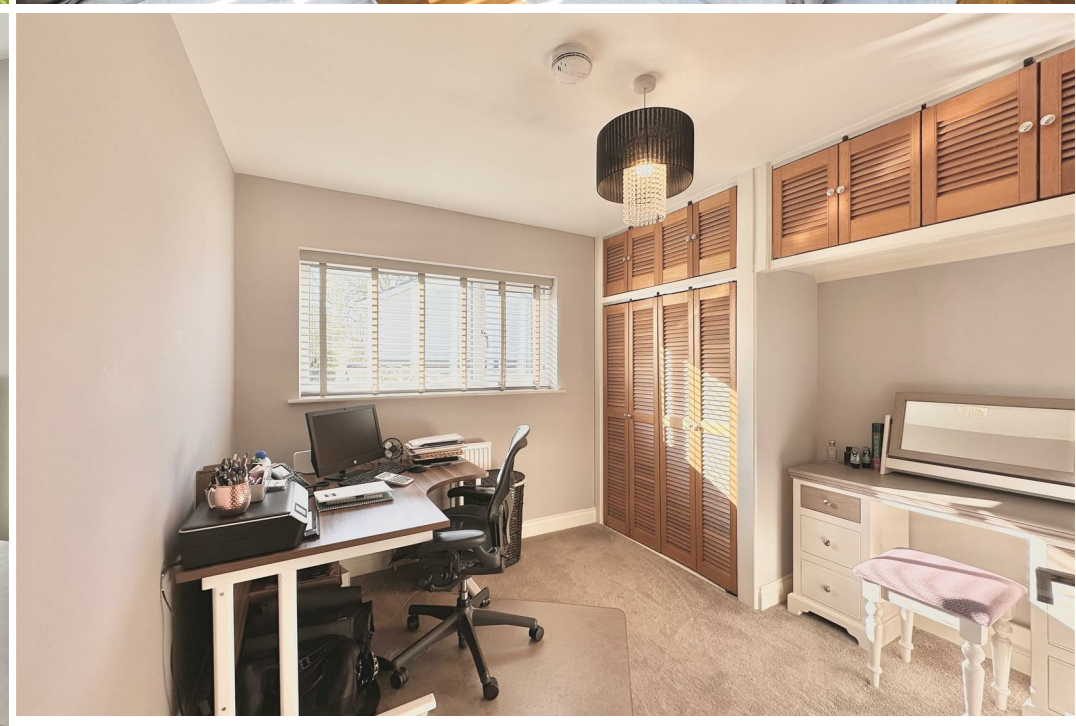
OUTSIDE The property sits within a large plot. The front of the property is approached by a sweeping driveway that provides ample parking area and leads to the integral double garage, which has a roller door. The main garden is extensive and lies to the rear of the house, the majority of which has been laid to lawn but has impressive borders consisting of mature trees and shrubs.

LOCATION Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, the Steiner Academy, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities. Bath and Bristol are within commuting distance and the local

- Modernised throughout by current owners
- Off-street parking for 4+ cars (excluding garage)
- Sought-after road close to amenities and schools

Open plan living/dining space with wood burning stove. Recently installed new kitchen and bathroom



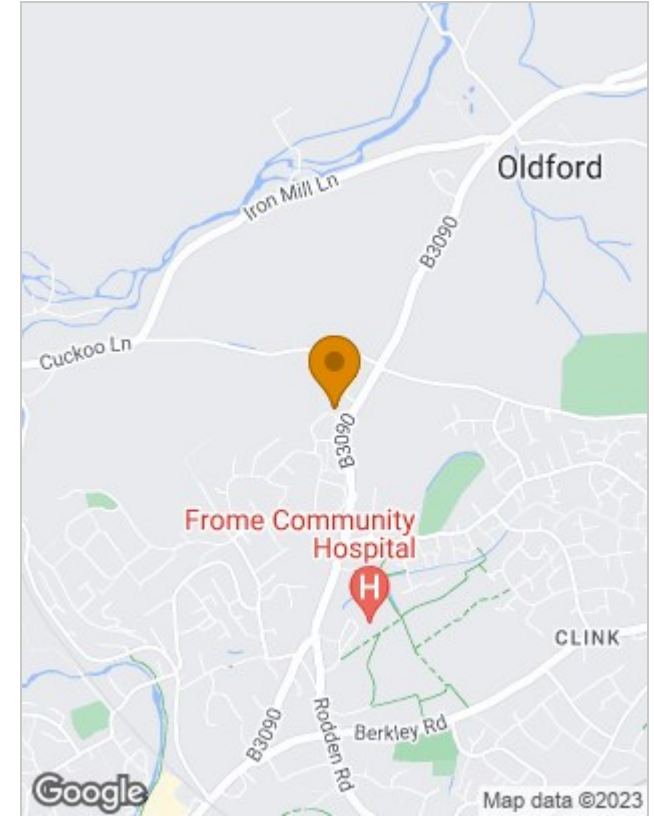




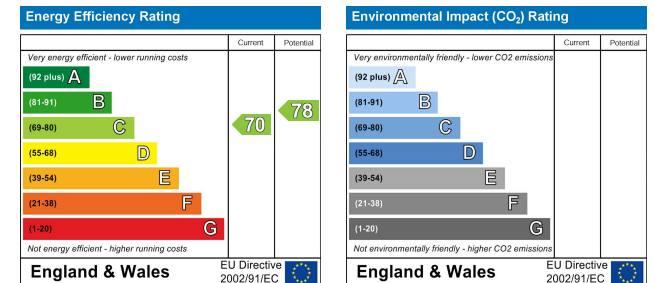
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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