



📍 2 Linnet Way, Frome, Somerset, BA11 2UY

🏠 £350,000

A surprisingly spacious and very well presented, three bedroom, three reception room, two bathroom, semi detached house with good sized garden, large outbuilding/workshop/gym and ample driveway parking, which is situated on a popular development, within walking distance of schools and amenities.

- Extended, Well Presented, Semi Detached House
- Three Bedrooms, Three Reception Rooms
- Bathroom & Shower Room
- Modern Kitchen
- Study/Occasional Bedroom
- Utility
- Large, Detached Outbuilding
- Private Garden
- Driveway Parking
- Popular Bath Side Of The Town

🏡 Freehold

🏠 EPC Rating B



An extended and greatly improved, semi detached, family house with good sized garden, large detached outbuilding (divided into a workshop and gym) and ample driveway parking, which is situated on a popular development, within walking distance of schools and amenities.

The property offers flexible accommodation over two floors comprising; entrance hall, superb sitting room addition with vaulted ceiling and French doors opening into a conservatory with French doors opening onto the garden, good sized dining/second room, kitchen with an excellent range of modern units and woodblock worktop space over, utility, study/occasional bedroom, ground floor shower room, three first floor bedrooms and a bathroom with white suite.

Externally there is an easily maintainable garden to the front with driveway parking to the side. Path and gated access to the side leading to a good sized rear garden with paved patio seating area, section of lawn and a private covered seating area and bar.

Large, detached outbuilding with power and lighting, which is currently divided into a workshop and gym.

The property further benefits from gas central heating (recently replaced boiler), UPVC double glazing, solar panels (leased) and an EV charging point.

Situation

Linnet Way is a small cul de sac which forms part of an established development on the popular Bath side of Frome. A Tesco convenience store and pharmacy are within easy walking distance and the town centre is just over a mile away. Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a train station with rail links to Bath, Bristol and London Paddington.

Property Information

Council tax band; C

Freehold

Services; mains gas, water, drainage and electricity

Gas central heating & UPVC double glazing

Electrical vehicle charging point

Solar panels (leased)

EPC Rating; B



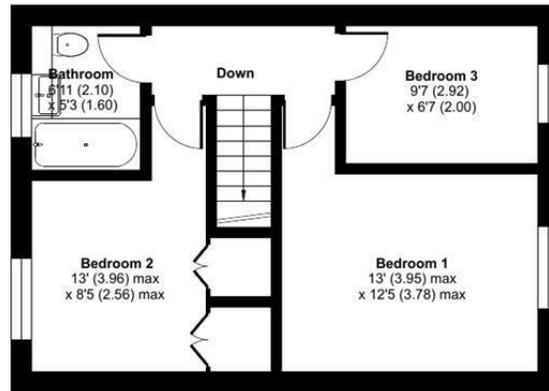
Linnet Way, Frome, BA11

Approximate Area = 1154 sq ft / 107.2 sq m

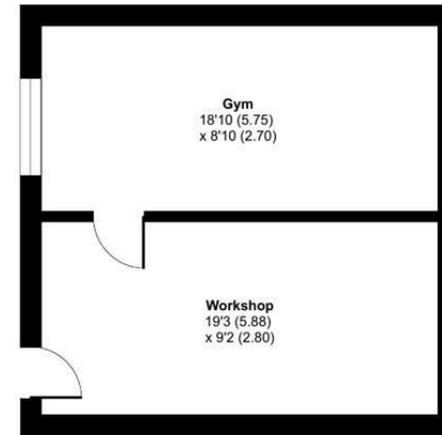
Outbuilding = 354 sq ft / 32.8 sq m

Total = 1508 sq ft / 140 sq m

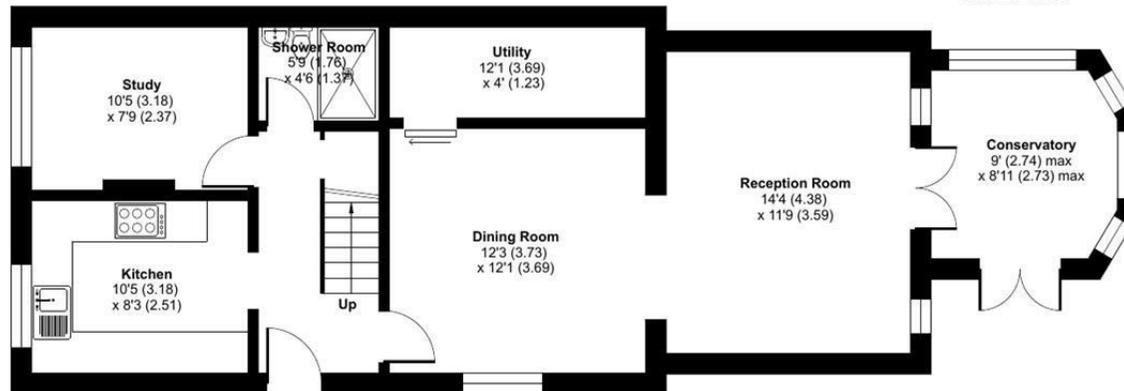
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FIRST FLOOR



OUTBUILDING



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1420783

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