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PROPERTY SALES & LETTINGS

Salisbury Terrace Frome, BA11 4AH

£375,000



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this stunning three bedroom character cottage set in the heart of Frome. The property is bristling with character features and charm, as well as benefitting from open plan lounge and dining room, beautiful fitted kitchen, and outdoor space to both the front and the rear. The property lies within a short walking distance of Victoria Park, from where a pleasant stroll will find you in the town centre. To view the virtual reality tour, please follow this link:

<https://www.forestmarble.uk/SalisburyTerrace.html>



Three Bedroom Period Property

Character Features

Parking for Two Cars

Open Plan Living Space

Generous Garden

Excellent Location Close to Town Centre

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SITUATION

Situated in a highly desirable area of Frome this property allows for easy access to everything that the town has to offer, whether it's shopping in the town centre, jumping on the train for a day at the beach in Weymouth, going to the theatre, or spending the afternoon in the nearby city of Bath; this is a great location. Frome town itself is one of Somerset's finest artisan towns. There is a wide range of supermarkets, public houses, banks, theatres, schools including the now famous Steiner Academy, college and a sports centre. However Frome prides itself on the fantastic selection of independently run shops that line the historical cobbled streets. While away time sipping coffee in one of the stylish cafes or browsing in the amazing boutiques. In recent years Frome has also become well known for its weekly market and moreover the monthly Independent Market which draws people from all over the region and really generates a festival feel on the first Sunday of every month between March and December. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road, with the cities of Bath, Bristol and Salisbury are all being within easy reach.

ACCOMMODATION

Entrance Porch

Ideal for kicking off your shoes and hanging your coats with a part glazed door through into the lounge.

Lounge 11' 11" (max) x 12' 8" (3.63m x 3.86m)

Stepping into the lounge you will straight away notice the wood burning stove sat on a tiled hearth. Engineered wood flooring runs throughout the lounge and dining area, offering a range of different potential layouts to suit how you will use the space. Stairs lead to the first floor, you also benefit from a large storage cupboard underneath the stairs. Open plan through into the dining area.

Dining Area 11' 3" (max) x 12' 8" (3.43m x 3.86m)

This sizeable room will give you plenty of choice with regards to what furniture you would like to use. Currently a round dining table, two seater sofa, various storage units and a small piano are fitted into the room, providing a perfect place for the family to enjoy their Sunday afternoons and quiet evenings.



Kitchen 9' 5" x 11' 4" (2.87m x 3.45m)

The kitchen is comprised of a range of wall and base units with lots of granite effect work surface over, perfect for even the busiest of chefs. One and a half bowl stainless steel sink set into the surface, four ring gas hob and a single electric oven with a stainless steel cooker hood over. Tiling to all the splashbacks, and space for a fridge freezer, washing machine and slimline dishwasher. All of this, on a grey tiled floor, also enjoying a stable door to the rear courtyard.

Courtyard

To the rear of the property is a courtyard with a natural stone wall to the rear, perfect for storing your logs for those winter fires. Also a brilliant spot for a café style table and chairs for enjoying your morning coffee and a moment or two of calm.

First Floor Landing

Light and airy, provides access to the upper floor bedroom, two first floor bedrooms and family bathroom.

Bedroom Two 9' 4" x 9' 9" (2.84m x 2.97m)

Beautiful views over the garden and the rooftops beyond with half wood panelling to the front wall. Plenty of space for a double bed, and handy fitted wardrobe with over head storage and deep built in shelving units.

Bedroom Three 8' 3" x 9' 8" (2.51m x 2.94m)

Sat to the rear of the property, an additional double bedroom. Benefiting from plenty of storage with a fitted wardrobe underneath the stairwell and a large airing cupboard with wall mounted combination gas boiler.

Family Bathroom

This stunning bathroom with its marble tiled floors and freestanding claw foot bath with an Amazon rain head shower over will stun your guests and give you plenty of opportunities for relaxing whilst reading your favourite book. Also benefitting from a low level WC and wash hand basin with a chrome towel radiator.

Bedroom One 16' 9" x 11' 9" (5.10m x 3.58m)

Sit at the top of the property as you climb the stairs you will be welcomed by the stripped pine flooring that runs throughout the room and gives it a real character feel. Window to the front overlooking the garden. The room comfortably incorporates space for chests of drawers, bed side tables and dressing table. A real benefit to this space is the fitted storage units fitted to the eaves with sliding doors, and additional storage found to the front eaves. This bedroom will be a real haven to get away from the hustle and bustle of the house.

Front garden

The front garden is mainly laid out to low maintenance gravel with path leading through to the front door. Established shrubs intersperse the area which allows for an aesthetically pleasing approach to your front door. Space for storing your bins and leading out to the shared access to the parking.

Family Garden

Situated in front of the parking you will find this delightful cottage garden. Stepping onto the raised decking area which is ideal for sitting underneath the plumtree enjoying your sunny afternoons. Stepping down onto an area mainly laid to grass with a mix of shrub and herbaceous and fruit tree borders. To the rear you find plum trees on a gravelled area. A perfect garden for playing with your family and enjoying lazy afternoons.

Parking


Parking is to the front of the property on a gravelled drive and there is space for two cars.

DIRECTIONS

From our offices turn right up Wallbridge and then bear left along Locks Hill. Continue over the traffic lights at the top and onto Rossiters Hill. Take the righthand turning onto Water Lane. The property will be found on the right hand side.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>859.88 ft² 79.89 m²</p> <p>Reduced headroom</p> <p>30.05 ft² 2.79 m²</p>
 <p>Floor 2 Building 1</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

AGENTS NOTE

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