



FOREST MARBLE
PROPERTY SALES & LETTINGS

Garston Mead
Frome, BA11 1GE

£300,000



Call Forest Marble 24/7 after interacting with the virtual tour of this striking three bedroom detached family home tucked away in a small close on this popular location not far from Frome town center. The property enjoys a sizeable lounge featuring a bay window and immaculate kitchen diner with utility room and separate cloakroom to the side. Upstairs you will find three bedrooms, family bathroom and ensuite. Ample parking to the side of the property and a low maintenance rear garden. To interact with the virtual tour please follow this link:

<https://premium.giraffe360.com/forestmarble/garstonmead/>



Detached Family Home

Large Lounge

Low Maintenance Garden

Beautifully Presented

Cloakroom

Close to Train Station

4 Harris Close Ellworthy Park, Frome, BA11 5JY
Tel: 01373 482900 Email: sales@forestmarble.co.uk
www.forestmarble.co.uk

SITUATION

With such a great location this property has you easily accessing everything that Frome has to offer, whether shopping in the town, jumping on the train to go to the beach at Weymouth, going to the theatre or even going to the gym. Your car could easily become redundant! Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, banks, theatres, schools, college and a sports centre as you would expect. However, Frome prides itself on the great selection of independently run shops that line the historical cobbled streets. While away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. 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 and the cities of Bath, Bristol and Salisbury are well within reach.

ACCOMMODATION

Entrance Hall

The deep entrance hall is ideal for kicking off your shoes and hanging your coats after your morning walk. Access to the lounge, cloakroom, utility room and stairs to the first floor landing. Also benefitting from a generous under stairs storage cupboard.

Lounge

A wonderful sized lounge with feature bay window to the front, with stylish wooden shutters, giving a focal point to the room. Plenty of options with how to best lay out your furniture and would fit large sofas quite happily. Making this the perfect room to entertain your friends and family or just snuggle up watching your favourite movie.

Kitchen / Diner

A classical shaker style modern kitchen featuring a range of wall and base units with granite effect work surface over and integrated stainless steel one and a half bowl sink drainer and electric hob with cooker hood over. You won't be short on appliances as you have single oven, fridge freezer and dish washer all integrated. Plenty of space for a family dining table making this ideal for sitting down for family dinners at the end of the day.



Utility Room

Set just off from the kitchen and ideal to keep the washing machine out of the way. Matching units to the kitchen and space for a washing machine and condensing tumble drier under the counter top. Door leading out onto the rear garden.

Cloakroom

A modern cloakroom suite comprised of a low level wc and wash hand basin with tiling to the splash backs.

First Floor Landing

Connecting to the three bedrooms and family bathroom. Large airing cupboard and access to the loft.

Bedroom 1

Sat to the front of the property and plenty of space for mix of bedroom furniture, however you will love the stylish fitted wardrobes which ensures you keep all of your clothes tidied away. Door through to the ensuite.

Ensuite

It is always good to see an ensuite that hasn't been squeezed in and there is plenty of space in here to dry yourself without hitting your elbows! Double shower cubicle, low level wc and wash hand basin. Tiling to the splashbacks and white towel radiator.

Bedroom 2

A generous double bedroom also benefitting from a fitted wardrobe. Ideal for a teenagers room with enough room for a desk for those long nights studying for exams.

Bedroom 3

A well proportioned bedroom which is currently doubling up as a spare bedroom and work at home study. A flexible room depending on your needs.

Family Bathroom

This bathroom is well presented with panel bath with separate shower over, low level wc and wash hand basin. Tiling to the splash backs and white towel radiator.



Rear Garden

The rear garden is not overlooked and the current owners have created a modern low maintenance rear garden which is ideal for sitting out and enjoying time with your friends and family. Side access to the front of the property and storage shed.

Parking

To the side of the property is parking for two cars and additional storage space depending on your needs.

DIRECTIONS

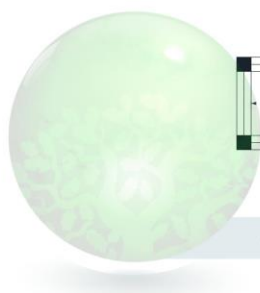
From our offices, turn right along Wallbridge and go under the railway bridge, take the next right onto Great Western Street and proceed along and take the second right onto Garston Mead, follow the road around to the rear where the property will be on the left hand side.

AGENTS NOTE

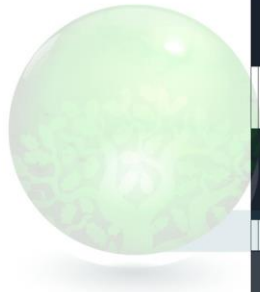
The vendor informs us that there is a management charge on this property of approximately £150 per annum. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



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.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
818.62 ft²
76.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	