



Chapmans Close, Frome

oieo £425,000

Council Tax Band C Tax Price £1,970 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to arrange your viewing of this superb property that sits overlooking Frome Town Centre and surroundings in one of the quietest, most sought after cul-de-sacs in the area. The bungalow has been beautifully modernised in recent months and now presents as an immaculate example of a contemporary home. The main living space is open to the kitchen, and both are gorgeous to look as well as fulfilling all of the practical requirements of the home. From the dining room (or sun room, depending on how you might use this space) the views are remarkable; something that we, even as agents, seldom come across. Entering this main living room really does take you by surprise and it is exactly what people mean when they refer to 'wow factor'. Improvements here have included the addition of the third bedroom with en-suite shower room, which is great for guest and doubles as a magnificent home office. Externally, gardens to front and rear offer plenty for the green fingered buyer, and the southerly aspect from the back of the house allows for sun and light throughout the year. This is a brilliant property that does not give all of its secrets away from the unassuming facade.

What our vendors Love

Our sellers have loved their time on Chapmans Close as seems to be the case for the majority of the neighbours, many of whom have spent decades in this peaceful enclave of the town. During their stay they have transformed and extensively modernised this home from a bungalow like many others into a warm and inviting home that they have completed to an exceptional standard. Everything here has been done with care and that really shows; it is something that they can rightly be very proud of. On first inspection they saw the potential here, but more than that they recognised the location as something a bit different. It is very quiet, and particularly quiet considering the centre of Frome is just a ten minute or so walk from the front door. It also goes without saying that the views also played a big part in choosing this property to make their home. Watching the seasons change from here is a real joy and something that will be especially difficult to leave behind. Since living here they can vouch for the friendliness of the neighbours and the convenience of the location. Supermarkets are easy to get to and they are on the right side of town to visit Bath and Bristol.

- Three Bedroom Bungalow
- Immaculate Modern Interior
- Outstanding Views Over Frome
- Driveway Parking
- Southerly Garden Aspect
- A Genuine 'Must-View' Home



Rooms

Entrance Hall

3'2" x 10' (0.98m x 3.05m)

Open Plan Living Area and Kitchen

17'10" x 20'10" (5.21m x 6.13m)

Sun Room/Dining Room

11'10" x 10'11" (3.38m x 3.08m)

Bedroom One

12'10" x 9'8" (3.69m x 2.99m)

Bedroom Two

8'9" x 9'11" (2.71m x 2.78m)

Main Bathroom

5'6" x 6'11" (1.71m x 1.86m)

Bedroom Three/Office

11'7" x 8'3" (3.57m x 2.53m)

En-Suite Shower Room

3'11" x 8'2" (0.95m x 2.50m)

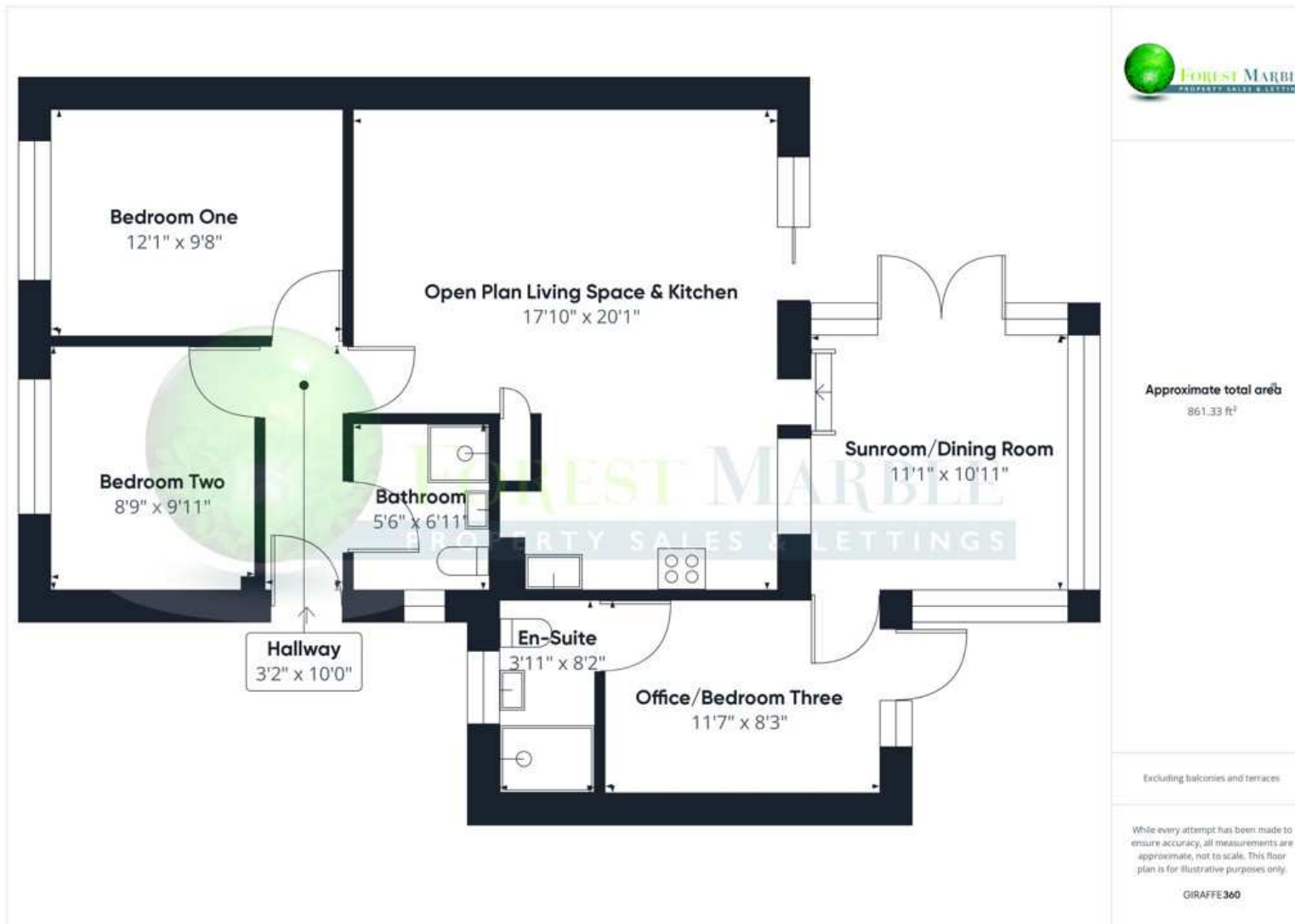
Directions

From our offices turn left onto Wallbridge and left at the traffic lights onto New Road. Continue under the railway bridge onto Rodden Road and across the traffic lights onto Bath Road. Cross the traffic lights on Bath Road and turn left onto Grange Road. As you climb the hill, take the fourth turning on your left into Chapmans Close where the property will be on your left hand side.

Agent Notes

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.





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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			