



Ashfield Close, Trudoxhill

£325,000

Council Tax Band B Tax Price £1,596 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing on this village three bedroom family home. Set on a large corner plot with views over the fields this property offers flexible accommodation with generous space on offer on the ground floor with kitchen with breakfast bar open to the play room which leads out onto the garden; lounge and large entrance hall with a shower to the end. Upstairs you will find three bedrooms and a family bathroom. Lots of storage throughout the property. Outside you will enjoy the space on offer and will keep the busiest of gardeners entertained. To interact with the virtual tour please follow the link: [click here](#)

What The Vendors Love About Their Home

Having lived here for 28 years bringing up my family I can honestly say I love living here. The house is very flexible and the rooms are all of a good size. Living in Trudoxhill is great and I love being in the countryside looking at the horses grazing in the paddocks behind. The garden being on a corner plot is big and there is nothing better than sitting in the sun in the southerly facing garden. I have made lots of friends over the years and find it a really friendly place to live. Having upgraded the house over the years, having the large entrance lobby is a god send as you can kick off your muddy boots without entering the main house and the shower here is great for washing off a muddy dog! I will miss living here, the time has come to move somewhere smaller as my children all have their own homes.

Key Features

- Three Bed Village Property
- Large Corner Plot
- Generous Living Accommodation
- Views Over The Fields
- Two Reception Rooms
- Great Condition Throughout



Rooms

Entrance Lobby

Including shower cubicle
6'3" x 9'6" (1.92m x 2.93m)

Hallway

6'2" x 13'3" (1.89m x 4.05m)

Kitchen

17'8" x 8'5" (5.43m x 2.59m)

Play Room

16'5" x 11'10" (5.03m x 3.38m)

Lounge

11'2" x 16'5" (3.41m x 5.03m)

Landing

6'10" x 12'7" (1.86m x 3.87m)

Bedroom 1

10'9" x 12'2" (3.32m x 3.72m)

Bedroom 2

8'11" x 12'11" (2.47m x 3.69m)

Bedroom 3

8'7" x 6'6" (2.65m x 2.01m)

Bathroom

6'9" x 5'7" (2.10m x 1.74m)

Garden

A large corner plot with a large patio area to enjoy the sun, laid to lawn with shrub and herbaceous borders. Decking area with wooden cabin and directly behind another large patio area. Access to the front.

Parking

Parking is on street in the close

Directions

From our office turn right along Wallbridge and bear left onto Locks Hill, continue along through the traffic lights and at the round-a-bout take the 1st right along The Butts. At the next round-a-bout go straight over on the Marston Road out of Frome. At the next round-a-bout take the second exit and head towards Nunney Catch, continue along until you see a turning to the left to Trudoxhill. Proceed into the village turning left just after the White Hart Inn and then right into Ashfield Close. The property will be found in front of you as you turn into the cul-de-sac.

Agents Notes

The vendors advise us that there is right of access through the rear of the garden for the neighbouring property. 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.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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.

