



Harris Close, Frome

£350,000

Council Tax Band D Tax Price £2,267 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call **Forest Marble 24/7** to book your viewing of this impressive modern family home. Laid out over three floors the town house has an excellent level of reception space across three rooms as well as a garden room style conservatory to the rear. Three bedrooms are of double size, with en-suite facilities to the master, whilst the fourth bedroom is a single but is perfectly suited to use as a home office or craft room. Externally, the garden is compact and relatively low maintenance, but offering ample space to take in some sun or enjoy al fresco dining. Overall the home is presented in excellent decorative order and has clearly been well loved since it was built around seventeen years ago. This is a really pleasing layout and a rare design that we don't see come to market often. We love the flexibility of the reception spaces and the exceptional first floor sitting room. To view the virtual reality tour please follow this link:

[Click Here](#)

What Our Vendor Loves

Our vendor tells us that having spent quite a number of years here it will be a house that will be missed given how well it has served them. There are some great benefits to the location, and namely the proximity to Frome Station which allows great access to Bath, Bristol and London, as well as the great walks into town. The stroll along the river, through the meadow and into the bottom of the town centre is gorgeous and is only takes a few minutes. The cul-de-sac is also very quiet at weekend and during the evenings. Our seller particularly loves sitting in the garden that feels very private and has been a significant location for relaxing and enjoying some peace and quiet.

- Modern Town House
- Four Bedrooms
- Three Reception Room
- Conservatory
- Garage and Parking
- Excellent Condition
- Close to Train Station



Rooms

Entrance Hall

11'4" x 4'11" (3.47m x 1.25m)

Cloakroom

5'4" x 3'10" (1.65m x 0.94m)

Reception/Dining Room

11'11" x 10'5" (3.39m x 3.20m)

Breakfast Room

8'5" x 10'3" (2.59m x 3.14m)

Kitchen

8'10" x 8'3" (2.47m x 2.53m)

Conservatory

9'10" x 8'9" (2.77m x 2.71m)

First Floor Landing

5'9" x 3'10" (1.80m x 0.94m)

Living Room

20'8" x 10'4" (6.34m x 3.17m)

Bedroom Four/Office

5'3" x 8'3" (1.62m x 2.53m)

Bedroom Three

8'11" x 8'3" (2.47m x 2.53m)

Second Floor Landing

7'2" x 3'6" (2.19m x 1.10m)

Bedroom One

10'7" x 10'5" (3.26m x 3.20m)

En-Suite

5'3" x 7'7" (1.62m x 2.35m)

Bedroom Two

9'9" x 10'10" (3.02m x 3.08m)

Bathroom

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

Garage and Parking

The property benefits from allocated parking space and a single garage

Directions

From Frome train station turn right onto Portway and proceed under the railway bridge before turning left into Tucker Close and immediately right into Harris Close. The property will be on your left hand side.

Agent Notes

The vendor informs us that this property is subject a management charge of £13 per calendar month. 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

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