



Slipps Close, Frome

£460,000

Council Tax Band D Tax Price £2,267 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 after interacting with your virtual tour to book your viewing on this Five double bedroom family home in a central location in the popular Somerset market town of Frome. This flexible property enjoys an enviable position and also had planning granted in 2021 for a single storey extension to the rear, unlike most modern properties the garden is of a good size. Kitchen diner, lounge and wet room to the ground floor, then three bedrooms and bathroom to the first floor and two bedrooms and shower room to the top floor. Outside you have a generous tandem garage which also houses a utility area and a sizeable garden. To interact with the virtual tour please follow the link [click here for VR](#)

What The Vendor Loves About Their Home

Having owned the property since new and enjoying bringing up our family here, we have really enjoyed living in Frome and everything the property has to offer. Having the town center just a short stroll away is a real plus and when the children were younger being a few steps away from the wonderful Victoria Park was a delight. We love how big the bedrooms are and that it offers everyone their own sanctuary, however when we want to all get together; the downstairs living is ideal for us enjoying our time together.

Key Features

- Large Five Bedroom Town House
- Central Town Location
- Generous Garden
- Tandem Garage
- Flexible Living
- Vendor Suited



Rooms

Entrance Hall

8'8" x 5'5" (2.68m x 1.68m)

Kitchen Diner

16'10" x 11'4" (4.91m x 3.47m)

Lounge

11'3" x 16'10" (3.44m x 4.91m)

Wet Room

3'7" x 4'10" (1.13m x 1.25m)

Landing

12'5" x 4'7" (3.81m x 1.43m)

Bedroom

11'2" x 10'4" (3.41m x 3.17m)

Walk In Wardrobe

5'2" x 5'8" (1.58m x 1.77m)

Bedroom

11'3" x 9'10" (3.44m x 2.77m)

Bedroom

11'3" x 6'10" (3.44m x 1.86m)

Shower Room

5'11" x 5'5" (1.56m x 1.68m)

Upper Landing

5'11" x 3'10" (1.56m x 0.94m)

Bedroom

11'3" x 10'7" (3.44m x 3.26m)

Bedroom

11'3" x 11'6" (3.44m x 3.54m)

Shower Room

7'10" x 5'5" (2.16m x 1.68m)

Garage

Tandem Garage with plumbing, power and light

Garden

A sizeable garden which is fairly low maintenance, with a large family seating area to the rear.

Directions

From our offices turn right onto Wallbridge and continue up Portway. Fork right at the traffic lights, then first exit at the mini roundabout onto Christchurch Street East.

Proceed along to the top of the slope where you will turn left onto Butts Hill and then Right into Slipps Close. The property is part way down on your right hand side.

Agents Notes

The sellers have made us aware that the garage is on a 999 year lease and an annual peppercorn rent is payable to the freeholder above, they also can ask for a small contribution towards insurance. 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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