



Vallis Road, Frome

£260,000

Council Tax Band A Tax Price £1,511 pa



Call Forest Marble 24/7 to come and view this two bedroom character cottage within a short walk of the popular Badcox area of Frome with its variety of shops. Wander on down Catherine Street and you are then in the middle of town. The property is presented in great condition and you have a lounge, stylish kitchen with granite worktops and fitted appliances, bedroom and bathroom on the first floor. The main bedroom is on the top floor and is beautifully presented. Outside there is a shared courtyard and on street parking near by.

Situation

Situated in a very popular residential location within easy access of the local amenities and walking distance to the shops situated in the Badcox area of Frome. This property will offer its new owners a great opportunity to live in a stunning home. Frome town itself is one of Somersets finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports center 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 & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.



Key Features

- Stunning Character Town House
- Modernised Throughout
- Ideal First Home
- Open Plan Down Stairs
- Close to Amenities
- Courtyard to Rear

Rooms

Lounge

14' x 13'10" (4.27m x 3.99m)

Kitchen

9'11" x 4'9" (2.78m x 1.49m)

Bedroom 2

9'11" x 6'2" (2.78m x 1.89m)

Bathroom

8'10" x 7'8" (2.47m x 2.38m)

Bedroom 1

14'11" x 14'5" (4.30m x 4.42m)

Courtyard

Shared courtyard with neighbour including wooden rubbish store

Parking

No allocated parking and there is a variety of on street parking options nearby



Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the round-a-bout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next round-a-bout and take the second exit onto Vallis Road, the property will be found on your left hand side.

Agents Note

Please note the property is currently rented and the tenant is under notice, the marketing photographs are pre tenancy. 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 our competitors are closed for the day), 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.



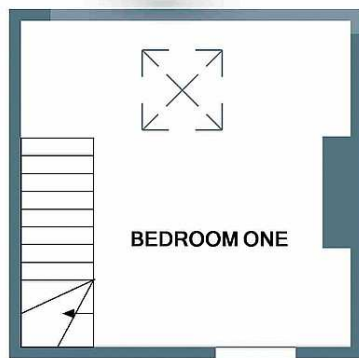


GROUND FLOOR
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AREA 232 SQ.FT.
(21.6 SQ.M.)

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(17.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 188 SQ.FT.
(17.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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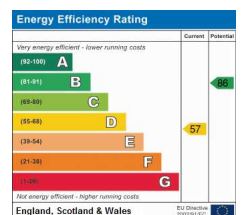
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