



Singers Knoll, Frome

£240,000

Council Tax Band B Tax Price £1,763 pa



Call Forest Marble 24/7 after interacting with the virtual reality tour to book your viewing on this modern two bedroom home offering over 700sqft of living space! The property offers a fitted kitchen with dining area to the end, full width lounge with doors to the garden and downstairs cloakroom. Upstairs you have two generous double bedrooms and family bathroom. Outside is a enclosed rear garden and an allocated parking space. To interact with the virtual tour please follow the link [Click for VR](#)

What The Vendor Loves About Their Home

Having lived here as our first home and now having two children we will always hold Singers Knoll in our hearts as a special place. Having lived here we love the space on offer throughout the property and we do not feel like we are tripping over ourselves. Having the kitchen diner makes sure we enjoy our family meals and the large lounge even has space to work from home if required. Unlike other two bedroom properties we saw the two generous double bedrooms is a real treat and not to mention the Southerly Facing Garden. As an area it is great for walking to all Frome has to offer and also for nipping down to the train station for day trips away.



Rooms

Entrance Hall

16' x 6'10" (4.88m x 1.86m)

Kitchen

16' x 7'10" (4.88m x 2.16m)

Lounge

10' x 14'9" (3.05m x 4.54m)

Cloakroom

6' x 2'10" (1.83m x 0.64m)

Landing

7' x 6'9" (2.13m x 2.10m)

Bedroom

11' x 11'2" (3.35m x 3.41m)

Bedroom

8' x 14'8" (2.44m x 4.51m)

Bathroom

7' x 5'8" (2.13m x 1.77m)

Garden

Garden to the rear with side access, patio leading to an area mainly laid to lawn with generous shed at the back.

Parking

One parking space to the front of the property.



Directions

From our office turn right onto Wallbridge and proceed to the traffic lights. Fork left at the lights and climb Locks Hill, turn right into Alexandra Road and left up Summer Hill. Turn right into Singers Knoll and the property will be found on your right hand side.

Agents Note

The property is currently a leasehold shared ownership, it is being offered for sale as a Freehold which will be dealt with during the legal process. 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.





Ground



Floor 1

 Approximate total area**
 727.32 ft²

 Reduced headroom
 14.96 ft²

(1) Excluding balconies and terraces

 ☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

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.