



## Upper Whatcombe, Frome

£230,000

Council Tax Band B Tax Price £1,815 pa



Call Forest Marble 24/7 to come and view this two bedroom starter home found in the sought after Upper Whatcombe area of Frome. This could be an ideal first buy if you are looking to get onto the property ladder, as well as offering tremendous potential to anyone considering an investment property. The property benefits from a kitchen to the front generous lounge / diner and two bedrooms and bathroom upstairs. To the rear you have a terraced garden.

### Situation

Just minutes from the heart of Frome this great little property is found in a popular residential area with excellent access to amenities and commuter links. Frome town itself is one of Somerset's 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 centre 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

- Two Bedroom House
- Great Location
- Lounge / Diner
- Great Starter Home
- Front and Rear Gardens
- No Onward Chain

### Rooms

#### Entrance Hall

#### Kitchen

7'7" x 7'7" (2.36m x 2.36m)

#### Main Living Room

11'7" x 16'5" (3.58m x 5.05m)

#### First Floor Landing

#### Bedroom One

13'1" x 11'5" (4.01m x 3.53m)

#### Bedroom Two

6'8" x 10'7" (2.08m x 3.27m)

#### Bathroom

### Outside Space

The property benefits from external space to both the front and rear. Whilst the sloping grass lawn to the front allows for some detachment from the pavement and street outside the rear garden is a great place to spend time relaxing and entertaining guests. The enclosed space is tiered with areas laid to patio as well as decked seating space.

### Parking

On Street Parking

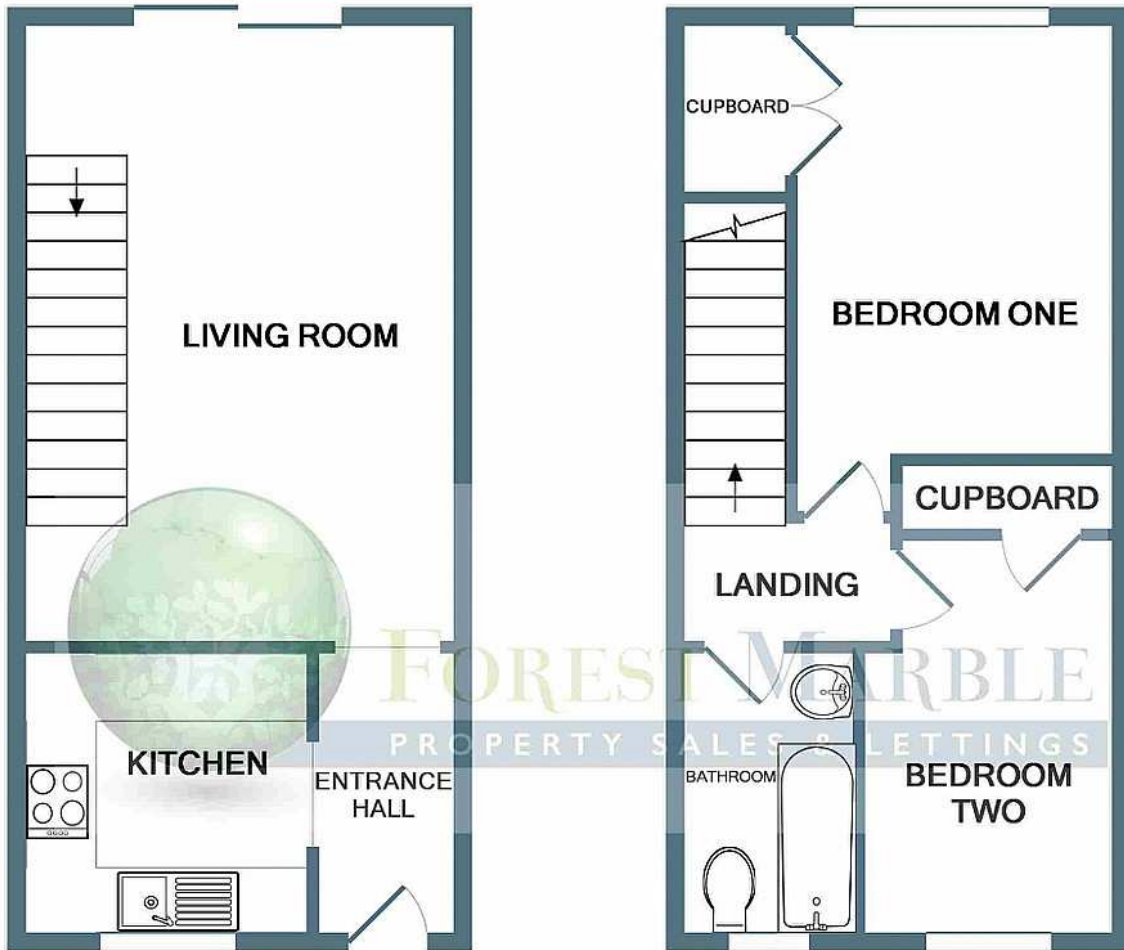
## Directions

From our offices on Wallbridge proceed up Portway before turning right onto Wesley Slope and then left at the roundabout. Continue along Christchurch Street West and onto Badcox, then turning right at the roundabout onto Vallis Road. From Vallis Road turn right onto Whatcombe Road and then right again into Upper Whatcombe. The property will be on your right hand side.

## Agents Note

Photographs were taken previously. 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, 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  
 APPROX. FLOOR  
 AREA 285 SQ.FT.  
 (26.5 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 285 SQ.FT.  
 (26.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 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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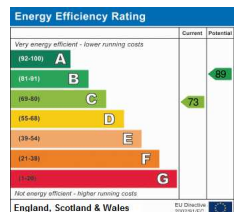
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