



## Butlers Gardens, Frome

oieo £315,000

Council Tax Band C Tax Price £2,015 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Call Forest Marble 24/7 after interacting with the Virtual Tour of this three bedroom family home in a popular central location of Frome, Somerset. The property has been in the same ownership since the 70's and has been extended and adapted over the years to suit a growing family. It would now benefit from a series of home improvements however the sizeable rooms on offer are a real treat. Also enjoying a deep front garden and a pleasant rear garden. To interact with the virtual tour please follow the link [Click For VR](#)**

### **Situation**

This property is conveniently located in a cul de sac position that is close to the town centre and a short walk to Frome's main line railway station. 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 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

### **Key Features**

- Opportunity to Modernise
- Large Reception Rooms
- Great Location
- Front and Rear Gardens
- Create Your Own Home
- No Onward Chain



## Rooms

### Entrance Porch

3'11" x 4' (0.95m x 1.22m)

### Living Room

25' x 9'11" (7.62m x 2.78m)

### Kitchen / Diner

16'9" x 10'10" (5.15m x 3.08m)

### Shower Room

6'9" x 7'10" (2.10m x 2.16m)

### Inner Lobby

8'5" x 3'8" (2.59m x 1.16m)

### Landing

11' x 2'10" (3.35m x 0.64m)

### Bedroom

13'2" x 9'9" (4.02m x 3.02m)

### Bedroom

11'7" x 9'9" (3.57m x 3.02m)

### Bedroom

9'10" x 8'10" (2.77m x 2.47m)

### Bathroom

7'10" x 5' (2.16m x 1.52m)

### WC

4'3" x 2'10" (1.31m x 0.64m)

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### Storage

Front of converted garage with up and over door

## Gardens

Large front garden and enclosed rear garden with patio, mainly laid to lawn and a mix of shrub and herbaceous borders.

## Parking

Driveway Parking

## Directions

From our office turn right onto Wallbridge and pass under the railway bridge. At the traffic lights fork left and take the first turning on your left. The house will be on your right hand side.

## Agents Notes

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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