



Clink Road, Frome

£300,000

Council Tax Band C Tax Price £2,015 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this beautiful bungalow found on one of Frome's most sought after streets. This property is found in excellent condition and boasts generous internal space including a large sitting room, dining room, large double bedroom and modern conservatory overlooking the sunny rear garden. You will also enjoy the kitchen that has ample space for breakfast table and is complimented by the second reception room. Although the second reception is currently utilised as a dining room it could equally be converted to provide a second bedroom. Externally, the home has lovingly tended gardens to the front and to the rear. The front garden is largely laid to lawn with planted borders, whilst the the rear garden has a mixture of lawn space, established growing beds and seating areas, along with a timber built shed and potting shed. To view the virtual reality tour please follow this link:**

**[Click Here](#)**

### **What our Vendors Love**

We are told that our vendors have cherished this home for a number of decades, and that certainly shows through in the care and attention the property has received during that time. We are told that the location is perfect as it offers flat walks to local shops, as well as to schools that are close by, and has a bus stop within a few yards of the front gate. All of this has been a tremendous benefit to the time our sellers have spent here. The property and gardens are also very private; the front of the bungalows sits well back from the pavement and road, whilst the back garden is private, with very little overlooking you. This combined with a fairly sunny aspect has made for many happy hours spent enjoying the outside space here. Our vendors tell us that the neighbours are friendly, quiet, and always have the time to share pleasantries or pass the time of day.

### **Key Features**

- Semi Detached Bungalow
- Driveway Parking
- Garage
- Front and Rear Gardens
- Sought After Location
- No Onward Chain



## Rooms

### Entrance Porch

4'5" x 3'4" (1.35m x 1.01m)

### Living Room

16'8" x 12'9" (5.08m x 3.89m)

### Bedroom

12'2" x 10'10" (3.71m x 3.30m)

### Dining Room/Bedroom Two

8'11" x 10'11" (2.72m x 3.33m)

### Conservatory

18'0" x 8'6" (5.49m x 2.59m)

### Kitchen

10'11" x 10'11" (3.33m x 3.33m)

### Bathroom

5'8" x 5'6" (1.73m x 1.68m)

### Utility Room

9'10" x 8'9" (3.00m x 2.67m)

### Garage

8'0" x 15'11" (2.44m x 4.85m)

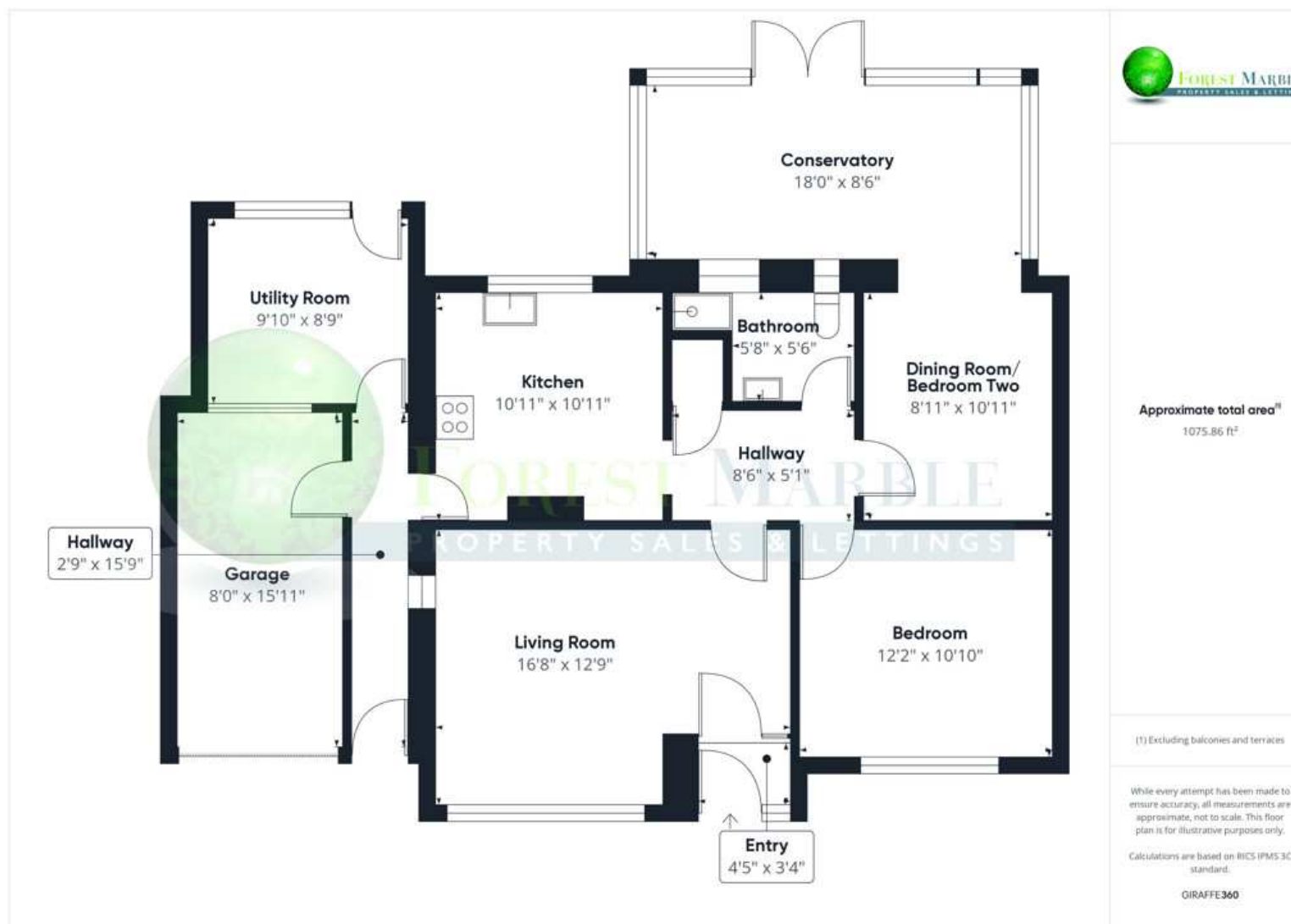
## Directions

From our offices turn left onto Wallbridge and then turn left at the traffic lights. Proceed along New Road and under the railway bridge onto Rodden Road. At the traffic lights turn right and proceed for approximately one quarter of a mile where you will find the property on your right hand side.

## Agent 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

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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.