



Blackberry Road, Frome

£350,000

Council Tax Band D Tax Price £2,267 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this well positioned detached family home. The property boasts three bedrooms on the upper, with the primary bedroom benefitting from dressing area and ensuite shower room. The ground floor living space briefly comprises of a large main living room, that looks out through French doors to the rear garden, along with a kitchen diner that offers convivial open plan space, perfect for modern living. You will also enjoy the separate utility room with access to cloakroom/WC. Externally this property has a generous corner plot with a single garage and driveway parking. The rear garden includes decked seating space along with grassed lawn, and is surprisingly spacious and private for a modern build home. To interact with the virtual tour please follow this link:

[Click Here](#)

What Our Vendors Love

Our vendors were first drawn to this home as it offered a much more open aspect than others in the area and the plot is also slightly larger than others they had seen, which worked for them having growing children and multiple vehicles. The living space is really well laid out, with the size of both the living room and the kitchen servicing their family brilliantly in the eight years they have spent here. Our sellers also enjoy the views that they have, particularly from the upper floor rooms, and it is lovely to see the seasons changing as they look out over the surrounding area. Overall they tell us that the neighbours are friendly and the development overall has a very welcoming community feel.

Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite Facilities
- Garage and Driveway Parking
- Kitchen Diner
- Generous Garden



Rooms

Entrance Hallway

6'4" x 6'1" (1.93m x 1.85m)

Living Room

18'6" x 10'3" (5.64m x 3.12m)

Kitchen Diner

18'5" x 9'3" (5.61m x 2.82m)

Utility

5'1" x 6'3" (1.55m x 1.91m)

WC

4'9" x 3'0" (1.45m x 0.91m)

First Floor Landing

11'11" x 6'5" (3.63m x 1.96m)

Bedroom One

18'4" x 10'3" (5.59m x 3.12m)

En-Suite

7'2" x 3'11" (2.19m x 1.19m)

Bedroom Two

10'8" x 8'4" (3.25m x 2.54m)

Bedroom Three

7'6" x 9'2" (2.29m x 2.80m)

Bathroom

6'1" x 7'2" (1.85m x 2.19m)

Garage

9'8" x 19'4" (2.95m x 5.89m)

Directions

From our offices turn left onto Wallbridge, cross the traffic lights and at the roundabout take the second exit. Drive on to Edmund Park and follow the road onto Blackberry Road where you will find the house shortly on your left hand side.

Agent Notes

This is a leasehold property and enjoys the balance of the original 999 year lease. We are also advised that the house is subject to an annual ground rent of £150 and an annual estate management charge of £180. 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.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		