



Nunney Road, Frome

£300,000

Council Tax Band B Tax Price £1,763 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this fine example of a Victorian cottage style home located in the popular Badcox Village area of Frome, from where you will enjoy being within striking distance of the town centre and Victoria Park. The property has been comprehensively modernised by the current owners in recent years and now offers the style and charm of the period, blended with modern practicality and convenience. The home briefly comprises of three double bedrooms and a family bathroom across the two upper floors, in addition to a cosy living room complete with open fire place, and a large kitchen diner, perfect for entertaining, on the ground floor. Externally the home benefits from a South facing cottage garden to the rear. To view the virtual reality tour please follow this link:

[Click Here](#)

What Our Vendors Love

As a first home this property will always hold a special place in the memory of our sellers, and they tell us that having spent the best part of a decade here it will be a difficult place to leave behind. It has served them fantastically well and as the time comes to move on they recall the warmth that they felt on first visiting the house, and how the house continues to make them feel the same way even now. The location is a perfect spot to live, particular for those who want easy access to shops, and amenities; and with the contemporary feel of the immediate area having really developed in recent years it will continue to offer that same appeal. The house itself has allowed the family plenty of living space, and the size of the bedrooms even make working from home very achievable. In terms of the living space this home is larger than one might appreciate at first glance, with the kitchen diner really adding value when it comes to hosting family, friends and neighbours. Likewise, the upper floor bedrooms are well proportioned and the view from the rear aspect really is something that will catch the eye of would be buyers. Our clients tell us that they will also miss the neighbours; they have always got along brilliantly with the other residents, and the row has a real sense of community that they have thoroughly enjoyed.

Key Features

- Character Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Rear Garden
- Gas Central Heating
- Popular Badcox Area of Frome



Rooms

Living Room

10'11" x 10'0" (3.33m x 3.05m)

Open Plan Kitchen and Dining Room

10'11" x 22'7" (3.33m x 6.88m)

First Floor Landing

10'10" x 2'11" (3.30m x 0.89m)

Bedroom One

10'10" x 9'10" (3.30m x 3.00m)

Bathroom

10'9" x 6'10" (3.28m x 2.08m)

Second Floor Landing

2'10" x 2'8" (0.86m x 0.81m)

Bedroom Two

10'5" x 9'8" (3.18m x 2.95m)

Bedroom Three

10'4" x 9'11" (3.15m x 3.02m)

Garden

To the rear of the house you have a South facing garden that benefits from ample seating and grassed lawn areas. The garden also incorporates a timber built storage shed and room for growing beds. The garden enjoys natural light throughout the day, with the evenings being particularly pleasant and a great spot to enjoy the sun setting in the warmer months. The garden is reached via a shared accessway that runs across the back of the terrace.

Directions

From our offices turn right onto Wallbridge and proceed along before forking right at the traffic lights onto Portway. Proceed up Portway and take the first exit at the roundabout onto Christchurch Street East and continue to the T-junction where you will turn right. Take the first exit at the roundabout and follow Christchurch Street East to Badcox. Turn left onto Nunney Road by the Co-Op and the house will be on your left hand side.

Agent Notes

We are informed by our sellers that there is a shared access pathway to the rear of the house. 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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