



Blackberry Road, Frome

£325,000

Council Tax Band D Tax Price £2,267 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this impeccably turned out modern town house. The home offers accommodation across three floors with three double bedrooms, including en-suite facilities to the primary bedroom. The ground floor is well suited to modern family living with the large kitchen diner that opens out the the rear garden, along with the front reception room that serves really well as either an office, snug or play room. It would be equally well suited to use a fourth or occasional bedroom. The home is presented in outstanding condition throughout, with tasteful decoration and innovative storage across all floors. Driveway parking and a large garden, particularly for the area, make this a desirable home with broad appeal. Further information on fixtures, fittings and additions are available from us at viewings or upon enquiry. To interact with the virtual reality tour please follow this link:

[Click Here](#)

What Our Vendors Love

Like much of Frome, we are told that there is a welcoming sense of community here within the estate that our vendors very much enjoy. They have friendly neighbours and find that the area is quiet, safe and great for families with children. There is also a play park on the estate, which is well utilised by young families here. Blackberry Road has great access to amenities as it is situated close to the train station, Asda superstore and the local wildlife reserve, Rodden Nature Reserve which is right on the doorstep. Being located on the edge of Frome our sellers enjoy the scenic walk into town via the river and Rodden Meadow and regularly take it when visiting the shops or eateries there. They also note that they will particularly miss the sunny, South facing garden; they spend a lot of time in it and love being able to have the French doors open from the kitchen as often as then can.

Key Features

- Exceptional Modern Town House**
- Exceptional Condition**
- Modern Kitchen Diner**
- Private Enclosed Garden**
- Three Bedrooms Plus Study**
- Driveway Parking**



Rooms

Entrance Hallway

3'11" x 13'4" (1.19m x 4.06m)

Study/Bedroom Four

8'10" x 9'9" (2.69m x 2.97m)

Kitchen Diner

12'11" x 12'9" (3.94m x 3.89m)

First Floor Landing

7'2" x 7'3" (2.19m x 2.21m)

Living Room

12'11" x 9'2" (3.94m x 2.80m)

Bedroom One

12'11" x 9'5" (3.94m x 2.87m)

En-Suite

2'5" x 6'8" (0.74m x 2.03m)

Second Floor Landing

4'0 x 9'3" (1.22m x 2.82m)

Bedroom Two

13'1" x 9'4" (3.99m x 2.84m)

Bedroom Three

13'0 x 9'5" (3.96m x 2.87m)

Bathroom

6'7" x 5'8" (2.01m x 1.73m)

Parking

Driveway parking is available to the side of the house

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 right hand side.

Agent Notes

We are advised that the house is subject to an annual estate management charge of approximately £150. 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.





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