



## Courts Barton, Frome

£290,000

Council Tax Band B Tax Price £1,763 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange our viewing of this semi detached family home that is found in a quiet cul-de-sac on the Western edge of Frome. The house itself boasts three bedrooms along with living space that has been extended to include a main living room, modern kitchen diner, and large conservatory to the rear that serves as fantastic dining room and family space. Externally you will enjoy a private garden offering lawn and paved seating space which is ideal for playing or entertaining, and there are planted beds with a range of establishes shrubs, plants and trees. To view the virtual tour please follow this link:**

[Click Here](#)

### **What Our Vendors Love**

The current owners have spent seven years here and tell us that that whole house has worked really well for them and they hope that it will go on to make the perfect home for the next owners. They advise that the location is great; being a quiet cul-de-sac they have very little passing traffic or noise and the road feels very safe with lots of families with young children who play together outside. In terms of access, the home is a minute from Sainsbury's by foot or car. Outdoor activities are also close by, with lots of running and dog walks from the doorstep. Getting into nature is exceptionally handy with family destinations like Longleat, Marston Park and Tytherington really easy to get to. The property itself has one of the bigger plots in the close, including a shed, garage and workshop space, and our clients have loved transforming the garden from a plain lawn into a space that the children can play in, as well as establishing mature plants that are now thriving.

### **Key Features**

- Semi Detached House
- Three Bedrooms
- Driveway Parking and Garage
- Private Enclosed Garden
- Gas Central Heating
- Presented in Excellent Condition



## Rooms

### Entrance Hall

3'3" x 4'10" (0.99m x 1.47m)

### Living Room

13'6" x 11'4" (4.11m x 3.45m)

### Kitchen

7'9" x 14'7" (2.36m x 4.44m)

### Garden Room/Conservatory

10'5" x 13'1" (3.18m x 3.99m)

### First Floor Landing

6'2" x 3'3" (1.88m x 0.99m)

### Bedroom One

12'9" x 8'1" (3.89m x 2.46m)

### Bedroom Two

8'9" x 7'9" (2.67m x 2.36m)

### Bedroom Three

9'0" x 6'4" (2.74m x 1.93m)

### Bathroom

5'7" x 6'5" (1.70m x 1.96m)

### Parking and Garage

Driveway parking leading to single garage.

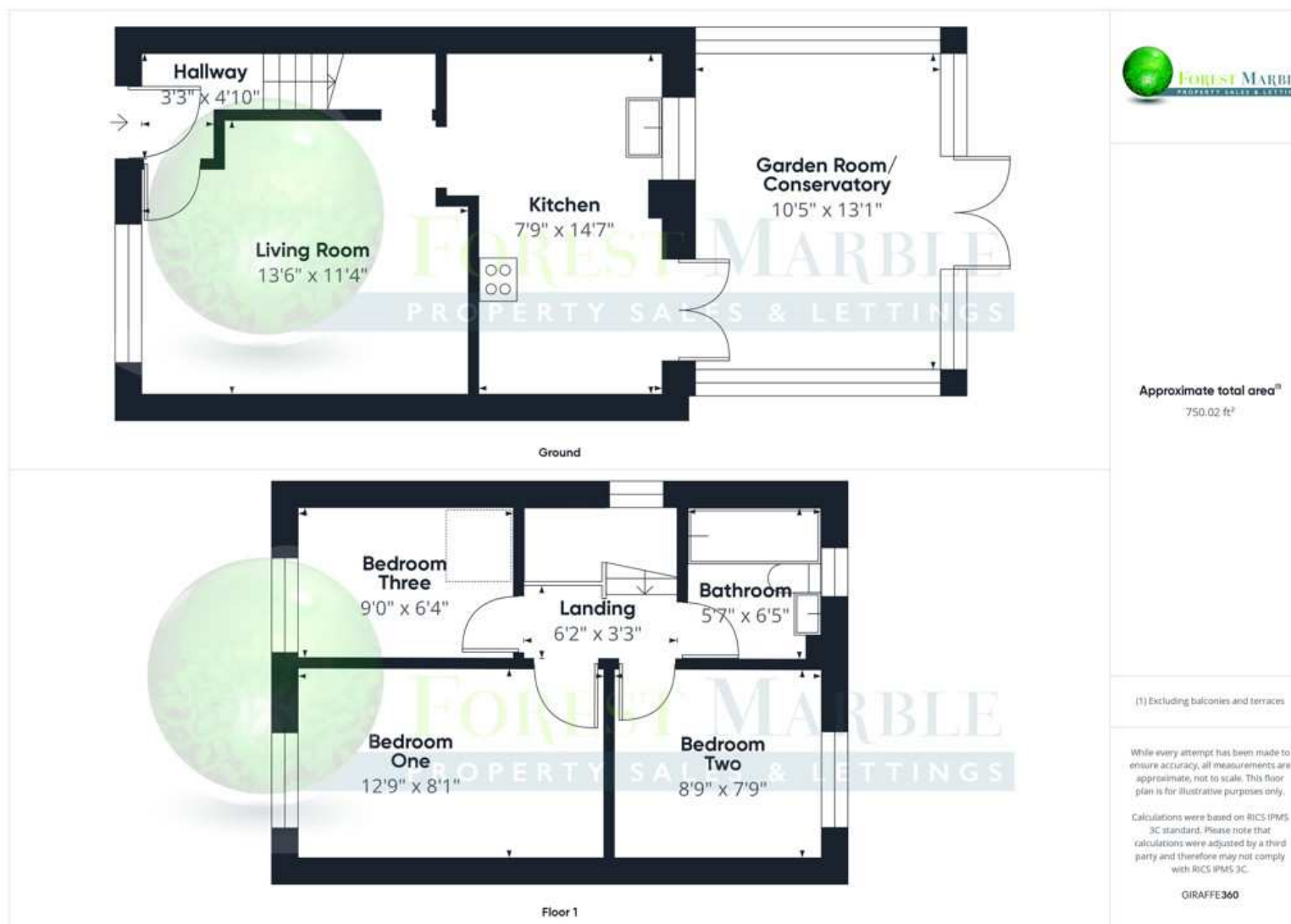
## Directions

From our offices turn up Wallbridge and continue up Locks Hill, continue along this road until you get to the roundabout and turn left along The Butts, at the next roundabout turn right and right again onto Courts Barton, the property will be found 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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		