



FOREST MARBLE
PROPERTY SALES & LETTINGS



Providence Court, Frome

Offers in Excess £325,000

Council Tax Band D Tax Price £2,267.02 pa



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Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this deceptively spacious town house offerings light and airy living accommodation over three floors. The property offers a good size open plan fitted kitchen with dining area to the front, a rear sitting room with UPVC doors opening onto a raised timber deck and a ground floor cloakroom. The first floor provides three bedrooms and the family bathroom suite, and the second floor has a fantastically sized primary bedroom with the benefit of a fitted en-suite shower room and built in storage. Externally to the rear is a landscaped low maintenance rear garden which is fence enclosed and enjoys lots of sunshine. There are two private freehold parking spaces to the rear. To view the virtual tour please follow this link:

[**Click Here**](#)

What our owners love

The owners living in the home have enjoyed the wonderful natural light on both the front and rear aspect. The well-proportioned rooms and adaptability of the living accommodation is very useful and the homes sits in an ideal proximity to access the town centre within short stroll, whilst in equally ideal distance to access the town's railway station and a range of nearby shops and conveniences. The bedrooms here are large than others they viewed when searching for a home, with the main bedroom on the upper floor really catching their eye upon first viewing.



Key Features

- Spacious Town House
- Large Top Floor Bedroom With En-Suite
- Open Plan Kitchen Diner
- Rear Sitting Room With Balcony
- Enclosed Rear Garden
- Ability To Sell Without An Onward Chain



Rooms

Entrance Hallway

3'7" x 15'6" (1.09m x 4.72m)

WC/Cloakroom

3'1" x 5'6" (0.94m x 1.68m)

Kitchen Diner

9'3" x 13'11" (2.82m x 4.24m)

Living Room

16'2" x 11'6" (4.93m x 3.51m)

First Floor Landing

3'6" x 12'2" (1.07m x 3.71m)

Bedroom Two

9'3" x 13'7" (2.82m x 4.14m)

Bedroom Three

9'2" x 9'10" (2.80m x 3.00m)

Bedroom Four/Office

6'8" x 10'4" (2.03m x 3.15m)

Upper Floor Landing

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

Bedroom One

9'10" x 20'5" (3.00m x 6.22m)

En-Suite

7'0 x 6'11" (2.13m x 2.11m)

Parking

Two allocated freehold parking space are available to the rear of the property

Directions

From our offices turn right onto Wallbridge and forking left at the traffic lights drive up Locks Hill and turn left onto Adderwell Road. Take the left into Knights Maltings and follow the road around to the right. At the corner take the turning on the left to Providence Court and the property will be found on your right hand side.

Agent Notes

We are advised that the house is subject to an annual estate management charge of approximately £235. 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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