



Upper Whatcombe, Frome

£240,000

Council Tax Band B Tax Price £1,896 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at Upper Whatcombe, a fantastic two bedroom home that enjoys an elevated position overlooking green spaces, with rooftop views over the surrounding area. The house is found in excellent condition including modern fitted kitchen and bathroom that compliment the well proportioned bedrooms and the main living space. This main reception space is well suited to accommodate both lounge and dining furniture with glazed doors opening out to the rear garden. The rear garden is tiered with an area for play or outdoor dining immediately to the back of the house, whilst further up the plot you will love the terrace style raised deck that is a stunning spot to relax and entertain. Parking and a single garage can be found close to the front of the house. To view the virtual tour please follow this link:**

[Click Here](#)

### **What Our Vendors Love**

Just minutes from the heart of Frome this great little property is found in a popular residential area with excellent access to amenities and commuter links. A pleasant walk from the front door will have you quickly into Goulds Ground, one of the prettiest spots in the town, from where you can stroll through the conservation area to the shops and cafes. Frome town itself is one of Somerset's finest artisan towns which boasts a fantastic spirit of togetherness. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre as you would expect. However Frome prides itself on the great selection of independently run shops that line the historical cobbled streets, while away your days sipping coffee in one of the cafes or buying gifts from the amazing boutiques. Frome is well known for its weekly markets and its monthly artisan market on a Sunday which draws people from all around. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath & Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

### **Key Features**

- Modern Terrace Home
- Two Bedrooms
- Great Condition Throughout
- Private Enclosed Rear Garden
- Garage and Parking
- Vendor Suited



## Rooms

### Entrance Hall

7'9" x 3'9" (2.36m x 1.14m)

### Kitchen

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

### Living Room

16'8" x 11'9" (5.08m x 3.58m)

### First Floor Landing

3'8" x 5'10" (1.12m x 1.78m)

### Bedroom One

11'8" x 8'3" (3.56m x 2.51m)

### Bedroom Two

10'8" x 6'8" (3.25m x 2.03m)

### Bathroom

7'6" x 4'10" (2.29m x 1.47m)

### Garage & Parking

A single garage and parking space are found close to the front of the property

## Directions

From our offices on Wallbridge proceed up Portway before turning right onto Wesley Slope and then left at the roundabout. Continue along Christchurch Street West and onto Badcox, then turning right at the roundabout onto Vallis Road. From Vallis Road turn right onto Whatcombe Road and then right again into Upper Whatcombe. The property will be on your right hand side in an elevated position overlooking the green.

## 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, 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.





Ground



Floor 1



Approximate total area<sup>(1)</sup>

546.48 ft<sup>2</sup>

Reduced headroom

14.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

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