



Marleys Way, Frome

£240,000

Council Tax Band B Tax Price £1,896 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and then contact Forest Marble 24/7 to book your viewing of this two double bedroom home which boasts fitted wardrobes and a stylish modern bathroom. Found on the fringe of Frome yet with good access to the town centre, this ideal starter home also features a well proportioned living area with access to to the rear garden, downstairs cloakroom and two large storage cupboards. Externally you find a manageable enclosed garden to the rear and allocated parking within the nearby car park. To view the virtual tour please follow this link:**

[Click Here](#)

### **Situation**

Found on a popular and modern development on a rural edge of Frome, Marleys Way is a great spot for access to transport links in and out of the town as well being only a short jaunt into the town. 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, banks, 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

### **Key Features**

- Modern Mid Terrace House**
- Two Bedrooms**
- Gas Central Heating**
- Allocated Parking**
- Enclosed Garden**
- Excellent Condition**



## Rooms

### Entrance Hallway

6'3" x 13'4" (1.91m x 4.06m)

### Living Room

12'8" x 12'5" (3.86m x 3.79m)

### Kitchen

6'1" x 9'8" (1.85m x 2.95m)

### First Floor Landing

5'10" x 5'5" (1.78m x 1.65m)

### Bedroom One

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

### Bedroom Two

12'7" x 9'3" (3.83m x 2.82m)

### Bathroom

6'4" x 6'8" (1.93m x 2.03m)

### Parking

Allocated private parking can be found close to the front of the property.

## Directions

From our offices on Wallbridge proceed right along Wallbridge and bear right at the traffic lights onto Portway. Take the first exit at the mini roundabout and at the mini roundabout and bear right onto Wesley Slope. Take the first exit at the mini roundabout and drive along Christchurch Street West through to Badcox. Take the second exit at the roundabout onto Vallis Road and follow this road until you reach the next mini roundabout. Take the first exit onto Wallington Way and follow this road taking the left hand turning into Marleys Way. The property will be on your left hand side.

## Agent Notes

We are informed that there is an annual estate management charge applicable of approximately £320 per year. Additional material information regarding the house may be available from the agent. 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

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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.

