



14 Lower Innox Frome BA11 2LU

£275,000

Council Tax Band B Tax Price £1,896 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this four bedroom property that sits on a small offshoot of Lower Innox on the North Western edge of Frome.

Although four bedroom homes are rare to find in this location, here you benefit from ample living space including a large lounge diner that opens from the French Doors to the rear garden and is a bright and airy feeling space. The kitchen and bathrooms are both fitted and in good order, and service the bedroom accommodation of two double rooms and two smaller rooms, both well suited as single rooms, nursery or home office. There is residents' parking in the designated parking area to the rear of the property as well as additional on street parking usually readily available. You will enjoy the pleasant garden that enjoys sunlight for much of the day. To interact with the virtual tour please follow this link: [Click Here](#)

Situation

Lower Innox is tucked away however still provides great access to the town amenities. From Lower Innox, a path lined with the River Frome to one side and beautiful trees to the other leads to the town center. Even though the property is found so near to town, it is just a stones throw from the beautiful Somerset countryside. 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

Key Features

- End of Terrace House
- Four Bedrooms
- Large Main Recetion Room
- Garden Space to Front and Rear
- No Onward Chain
- Riverside walk to town Centre



Rooms

Entrance Hall

20'1" x 5'10" (6.12m x 1.78m)

WC

4'8" x 3'1" (1.42m x 0.94m)

Kitchen

9'4" x 8'4" (2.84m x 2.54m)

Lounge Diner

20'5" x 15'4" (6.22m x 4.67m)

First Floor Landing

3'1" x 6'6" (0.94m x 1.98m)

Bedroom One

14'0 x 8'10" (4.27m x 2.69m)

Bedroom Two

10'0 x 8'9" (3.05m x 2.67m)

Bedroom Three

10'10" x 6'6" (3.30m x 1.98m)

Bedroom Four

8'6" x 6'7" (2.59m x 2.01m)

Bathroom

5'5" x 8'9" (1.65m x 2.67m)

Directions

From our offices turn left down to the traffic lights on Wallbridge. Turn left onto New Road and continue into Rodden Road. Proceed along Rodden Road and turn left at the cross roads by The Vine Tree. At the end of Berkley Road turn left into North Parade. Turn Right into Welshmill Lane and proceed past the park to Lower Innox. Follow the road around where the property will be found in a small side road on your right hand side.

Agent Notes

Additional material information 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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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