



Blackberry Road, Frome

oieo £240,000

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 book your viewing of the well presented and nicely positioned two bedroom home, offered for sale with no onward chain. The home was built in 2018 and is found within an attractive modern estate on the fringes of Frome. The home enjoys open plan living accommodation downstairs, with two generously proportioned bedrooms and a contemporary bathroom upstairs. The property also benefits from a good sized low maintenance rear garden and off road parking. To interact with the virtual reality tour, please follow this link:

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Situation

Found on the edges of Frome and situated in the heart of this popular modern development and boasting a unique opportunity to buy this style of house in this location. Blackberry Road is a great spot for access to transport links in and out of Frome, as well being only a short jaunt into the town via Rodden Meadow. 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

- No Onward Chain
- Open Plan Living
- Two Double Bedrooms
- Off-road Parking
- Beautifully Presented
- Low Maintenance Rear Garden



Rooms

Entrance Hall

4'3" x 4'8" (1.30m x 1.42m)

Open Plan Kitchen and Living Space

22'2" x 12'2" (6.76m x 3.71m)

Storage

(Currently used as a storage cupboard, but was formerly a ground floor WC and retains some plumbing should re-conversion be desired)

4'10" x 2'9" (1.47m x 0.84m)

First Floor Landing

6'0 x 3'4" (1.83m x 1.01m)

Bathroom

6'0 x 5'8" (1.83m x 1.73m)

Bedroom Two

7'9" x 12'2" (2.36m x 3.71m)

Bedroom One

7'10" x 12'2" (2.39m x 3.71m)

Parking

Parking for two vehicles can be found to the front of the property.

Garden

A pleasant low maintenance garden mainly laid to gravel, with a patio area and raised shrub and herbaceous borders. Side access takes you to the front and parking area.

Directions

From our offices turn left down Wallbridge and at the round-about take the 2nd exit. Drive on to Edmund Park and follow on to Blackberry Road. Follow the road round around to the right and the house will be found on your left hand side.

Agent Notes

We are informed that there is an annual estate management charge applicable of approximately £205 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.





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