



Randolph Road, Frome

£1,750 per month

council tax banding to be confirmed



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this new build family home that are located just a short walk from Frome Town Centre. This is the larger of two plots available for immediate let and has an exceptional overall plot with a large garden to the rear. The house boasts three bedrooms and has been constructed and appointed to the highest specification including underfloor heating, air source heat pump and solar panels. You will enjoy three bedrooms, all of good size, and semi-open plan living space on the ground floor briefly comprising of a modern fitted kitchen with integrated appliances, and a large main living room allowing ample space for lounge and dining furniture. The living space looks out the the rear garden and rooftop views over the town. Parking for multiple vehicles, including EV charging point can be found immediately outside of the house. To interact with the virtual tour please follow this link:

[**Click Here**](#)

Insight from the Landlord

Our landlords inform us that they have constructed these properties as a bespoke and unique project that combines the convenience and practicality of modern living with fantastic access to the town. High spec finishes including oak doors, quality flooring and modern, energy efficient heating systems have been utilised, and we are informed that they are fully covered with a ten year building warranty. Our clients have allowed for multi vehicle driveway parking and have maximised the plots in order to allow the new owners to enjoy space and light both internally and externally. The homes are located off of a private shared driveway in a quiet and secluded corner of a pre-existing development that incorporates a mixture of old and new property styles. From these houses a rear access footway provides a shortcut into the town centre which is just a few minutes walk away. The houses are now fully constructed and ready to move into.

Key Features

New Build Property

Energy Efficient Home

Driveway Parking and EV Charging Point

Underfloor Heating

Access to Town Centre

Available for Immediate Rental



Rooms

Entrance Hallway

6'8" x 14'1" (2.03m x 4.29m)

Cloakroom

3'4" x 3'11" (1.01m x 1.19m)

Kitchen

11'6" x 9'11" (3.51m x 3.02m)

Lounge Diner

18'8" x 11'0" (5.69m x 3.35m)

First Floor Landing

3'9" x 6'5" (1.14m x 1.96m)

Bedroom One

10'4" x 11'11" (3.15m x 3.63m)

Bedroom Two

10'4" x 9'0" (3.15m x 2.74m)

Bedroom Three

7'10" x 8'6" (2.39m x 2.59m)

Bathroom

7'10" x 5'7" (2.39m x 1.70m)

Parking

Driveway parking for multiple vehicles is available outside the property and benefits from EV charging point

Directions

From our office turn right onto Wallbridge and proceed to the traffic lights. Fork left at the lights and climb Locks Hill, turn right into Alexandra Road and left up Summer Hill. Turn left onto Randolph Road where you will find the private driveway on your right hand side where the property and parking can be found.

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 (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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		