



Nunney Road, Frome

£450,000

Council Tax Band C Tax Rax £2,167 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this characterful 1930s home that sits in a prominent position on Nunney Road, a desirable residential street with exceptional access to frome Town Centre. The property is found amongst other similar period homes as well as a number of older properties which brings a fantastic aesthetic mix to the location. The house itself is laid out across two levels with the ground floor boasting two main reception rooms, a sun room to the rear and an extended kitchen with breakfast area. The bay window of the main lounge offers a fabulous view of the manor style residence opposite and is a warm and inviting room to spend time in. On the upper floor you will find three well proportioned bedrooms and a family bathroom. The front and rear gardens offer lots of green space, with the rear garden in particular being of considerable size with established trees, plants and shrubs as well as excellent lawn space. This is a superb place to relax and unwind whilst also allowing great scope to cultivate. Driveway parking and detached single garage are also available to the front and side. To interact with the virtual tour please follow this link:

[Click Here](#)

What Our Vendors Love

"We have loved living at Nunney Road, it has been our family home for the past 13 years. It's a great area, really quiet on the edge of town but accessible to the centre. We've enjoyed it's peacefulness, fruitful vegetable plot and fruit trees, open fire and beautiful view through the bay window. We've loved raising our family here."

Key Features

Semi-Detached Character Property
Three Bedrooms
Two Reception Rooms plus Sun Room
Generous Gardens to Front and Rear
Driveway Parking
Detached Garage



Rooms

Entrance Hallway

5'11" x 13'9" (1.80m x 4.19m)

WC/Cloakroom

2'9" x 4'9" (0.84m x 1.45m)

Living Room

13'5" x 12'7" (4.09m x 3.83m)

Dining Room

11'2" x 11'7" (3.40m x 3.53m)

Sunroom

10'9" x 4'7" (3.28m x 1.40m)

Kitchen

7'10" x 15'10" (2.39m x 4.82m)

First Floor Landing

3'5" x 8'6" (1.04m x 2.59m)

Bedroom One

11'1" x 12'5" (3.38m x 3.79m)

Bedroom Two

11'3" x 11'7" (3.43m x 3.53m)

Bedroom Three

8'0" x 8'7" (2.44m x 2.62m)

Bathroom

7'11" x 6'5" (2.41m x 1.96m)

Garage

8'2" x 20'4" (2.49m x 6.20m)

Directions

From our offices turn right onto Wallbridge and proceed along before forking right at the traffic lights onto Portway. Proceed up Portway and take the first exit at the roundabout onto Christchurch Street East and continue to the T-junction where you will turn right. Take the first exit at the roundabout and follow Christchurch Street East to Badcox. Turn left onto Nunney Road and proceed up the hill, crossing the junction with Oakfield Road. Once you have crossed the junction the house will be on your right hand side.

Agent Notes

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 outcomes 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

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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.