



The Old School, Park Road

£185,000

Council Tax Band A Tax Rate £1,625 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this beautiful and well-proportioned first floor apartment that boasts high ceilings and plenty of space, as well as views towards Victoria park from the living area. Located on the quiet and highly sought after Park Road it enjoys external views over the church yard and grounds. The internal accommodation offers a generous double bedroom, fitted kitchen, with open plan living and dining space. A fitted bathroom including shower cubicle services the accommodation. This property also included a large, vaulted loft room that is boarded and had a source of natural light. Whilst this room is currently used only as storage, it could offer potential to be developed into office or study space given necessary permissions. Externally you will enjoy attractive landscaped communal gardens and private allocated parking in addition to the use of communal outside store room which may be suitable for push bikes. To view the virtual tour follow this link:

[**Click Here**](#)

Situation

The property enjoys a tranquil position that is incredibly well placed for access to the town's amenities, Victoria park, as well as the shops and eateries at Badcox and the in the town centre. The home forms part of a very pretty historic stone building and sits on well-maintained formal gardens which are ideal for communal use. The gardens are mostly lawned with an ideally placed seating area to one side. 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

First Floor Period Apartment

Double Bedroom

Open Plan Living Space

Allocated Private Parking

Popular Location Near Victoria Park

Communal Gardens



Rooms

Hallway

3'0" x 3'11" (0.91m x 1.19m)

Living/Dining Room

16'2" x 10'1" (4.93m x 3.07m)

Bedroom

10'1" x 14'10" (3.07m x 4.52m)

Kitchen

6'9" x 8'4" (2.06m x 2.54m)

Bathroom

5'7" x 8'6" (1.70m x 2.59m)

Gardens

Externally are very pretty communal gardens, with a wall enclosed patio seating section on one side and lawned gardens to the front aspect.

Parking

There is a private owned allocated parking space and visitor parking.

Directions

Heading from our office along Wallbridge towards Wesley slope, turn right on Wesley slope and head left on the mini roundabout, follow along Christchurch street west and turn left onto Park Road. The property is found on the right hand side.

Agent Notes

The property is a Leasehold property with approximately 969 years remaining of the lease. We are informed by the vendor of an annual service charge of £935.44, and annual ground rent ground rent of £75.00. Additional material information is available at request 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		