



Mendip Drive, Frome

£350,000

Council Tax Band C Tax Rate £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 ideally positioned three bedroom family home, boasting a corner plot, extensive gardens, and found close to popular local schooling. The accommodation offers a generous living room to the front aspect, with dining room and separate kitchen to the rear over looking the garden. On the upper floor you will find three well proportioned bedrooms and the family bathroom. Externally the home enjoys a fantastically sized plot which is largely private and enclosed, with the gardens mostly laid to lawn. To the side of the home is the adjoining garage with driveway parking in front. To interact with the virtual tour please follow this link: [Click Here](#)

Situation

The property occupies a popular position close to the town centre and is just minutes from stunning countryside. Found a short stroll from a Bus Stop, Frome Community College, leisure centre and a series of footpaths ensure the property is also within sensible walking distance of Selwood Academy and the town centre. 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 and schools. 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

Semi-Detached Family Home

Good Size Living Room Linking Into Dining Room

Three Bedrooms

Extensive Garden plot

Garage And Private Driveway Parking

Sought-after Location



Rooms

Porch

4'3" x 4'11" (1.30m x 1.50m)

Living Room

11'9" x 17'8" (3.58m x 5.39m)

Dining Room

9'10" x 8'0" (3.00m x 2.44m)

Kitchen

9'11" x 9'3" (3.02m x 2.82m)

Lean To

3'7" x 17'6" (1.09m x 5.33m)

First Floor Landing

3'3" x 8'7" (0.99m x 2.62m)

Bedroom One

10'2" x 10'10" (3.10m x 3.30m)

Bedroom Two

9'4" x 8'9" (2.84m x 2.67m)

Bedroom Three

7'7" x 6'5" (2.31m x 1.96m)

Bathroom

5'7" x 8'8" (1.70m x 2.64m)

Gardens

The home offers an impressive and extensive fence enclosed private garden, which is mostly lawned.

Garage and Driveway

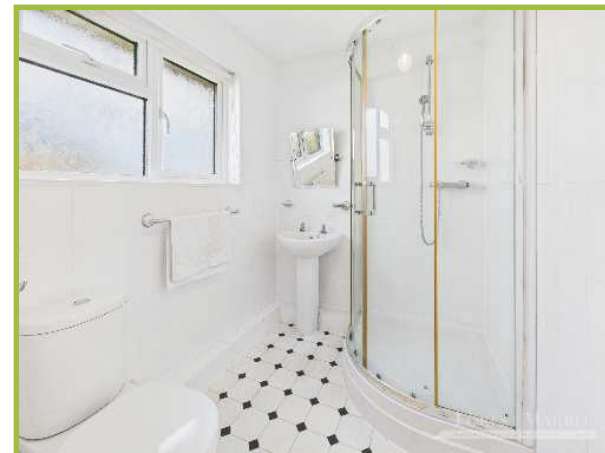
There is a single garage to the side adjoining the home with private driveway parking in front.

Directions

From our offices turn left onto Wallbridge and left at the traffic lights onto New Road. Proceed under the railway bridge and onto Rodden Road. Cross two sets of traffic lights and then take the left hand turn onto Grange road, the third right turning leads onto Mendip drive with the home found all the way around on the loop to the end on the left.

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 outcome 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.





Approximate total area⁽¹⁾
942 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	77
(55-68) D	64
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.