



East Hill, Frome

£1,200 per month 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 schedule your viewing of this recently updated semi-detached bungalow that sits on the Eastern edge of Frome and within easy reach of the train station, supermarkets and road transport links. The accommodation is briefly comprised of a main living room of suitable proportions to house lounge and dining furniture, kitchen to the front aspect, and conservatory to the rear. The home has two double bedrooms that are serviced by an accessible bathroom with walk-in style bath tub and shower. You will enjoy garden spaces to both front and rear of the bungalow, with the rear garden enjoying excellent light due to its South West facing orientation. The gardens and well established and offer you lawn space as well as planted beds and mature shrubs. Residents' parking can be found close to the front of the property as well as a private single garage. Available for immediate rental, with a proposed initial six month tenancy period. To view the virtual reality tour please follow this link: [Click Here](#)

Situation

East Hill is a quiet and tucked away location, with private resident access to the property frontages. The bungalow is found within a secluded cul-de-sac with no through access, and as such has exceptionally low foot or vehicle traffic. 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, banks, 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 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 Bungalow

Two Bedrooms

Recently decorated

Garden to front and rear

Quiet and private location

Available for immediate Rental



Rooms

Entrance Hallway

16'6" x 2'9" (5.03m x 0.84m)

Kitchen

8'4" x 9'5" (2.54m x 2.87m)

Lounge Diner

16'9" x 11'5" (5.11m x 3.48m)

Conservatory

7'1" x 12'1" (2.16m x 3.68m)

Bedroom One

8'11" x 9'7" (2.72m x 2.92m)

Bedroom Two

9'5" x 8'6" (2.87m x 2.59m)

Bathroom

6'6" x 4'10" (1.98m x 1.47m)

Garage and Parking

A single garage can be found in a block close to the front of the property and resident parking is also available.

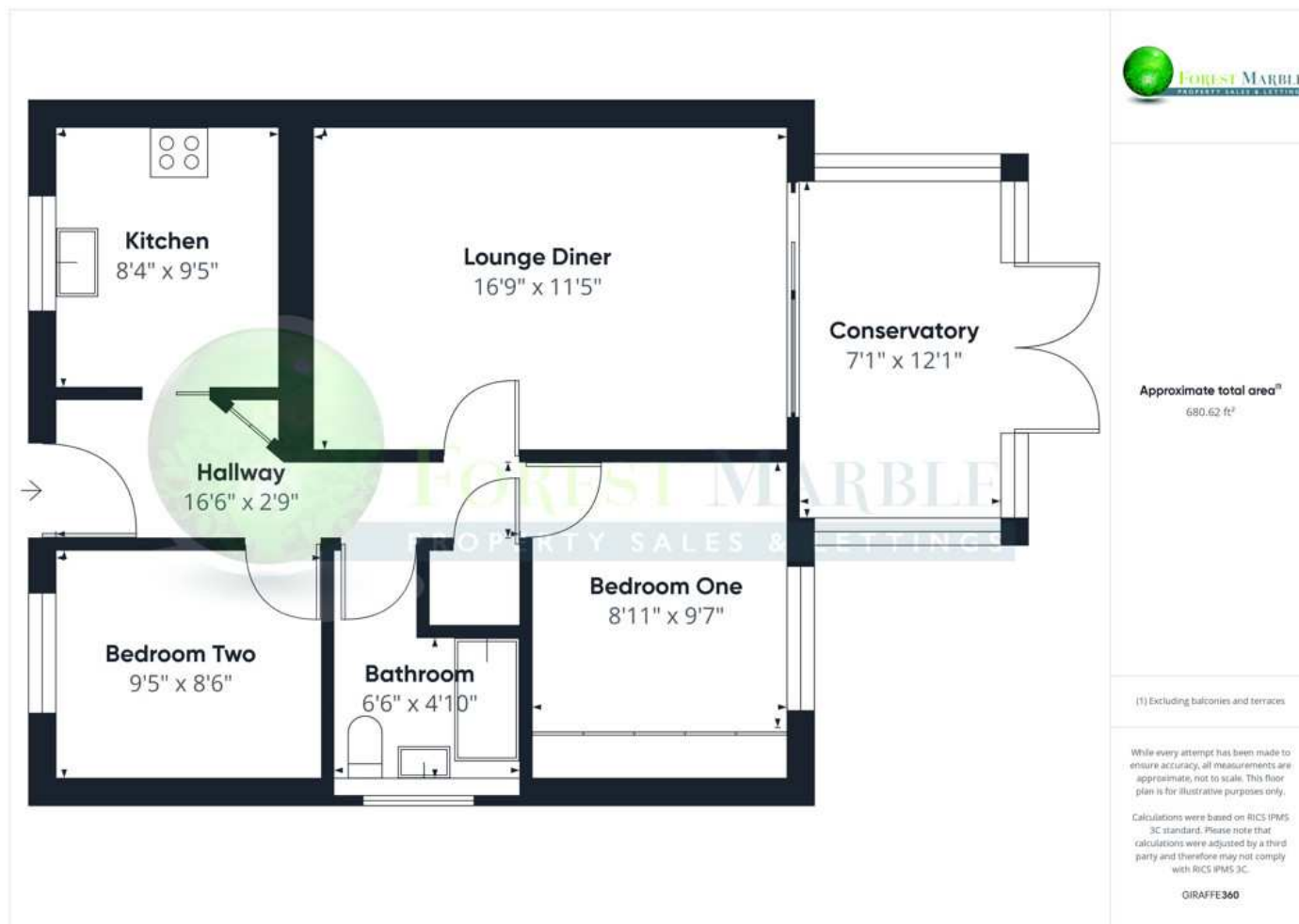
Directions

From our offices turn left onto Wallbridge and proceed across the traffic lights. Turn left onto Styles Hill and take the first right at the top of the hill. Take the first left into East Hill where you will find the parking area and the property will be on your right hand side as you go through the gated entrance to the close.

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 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. In fact everything you need to help you move.





Forest Marble Ltd

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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	
(21-38) 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.