



Marleys Way, Frome BA11 3NQ

welcome to

Marleys Way, Frome

An impressively spacious and DETACHED purpose-built coach house apartment with open plan living accommodation, two double bedrooms & parking - an excellent opportunity for FIRST TIME & INVESTMENT BUYERS and an internal viewing is highly recommended - an opportunity not to be missed!

Entrance Hall Landing

Stairs from Entrance Hall. Built in airing cupboard. Built in storage cupboard. Radiator. Doors to:

Open Plan Living Area

17' 6" x 18' 6" (5.33m x 5.64m)

Living & Dining Room Area

Two double glazed windows to the front aspect. Two double glazed windows to rear. Three radiators. Open plan with:

Kitchen

Fitted kitchen with a range of wall and base units. Roll top worksurfaces with in-set stainless steel one and a half bowl sink with drainer. Integrated electric oven with integral electric hob above and stainless-steel extractor hood over. Plumbing for washing machine. Space for fridge freezer. Gas central heating boiler with cupboard surround.

Main Bedroom

10' 1" x 12' (3.07m x 3.66m)

Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Two

10' 1" x 12' (3.07m x 3.66m)

Double glazed window to front. Built in cupboard. Radiator.

Bathroom

Part tiled bathroom with panelled bath, mixer taps and shower attachment over. Wash hand basin. Part tiled walls. Low level w/c. Extractor fan.

Parking

Allocated parking located to the front of the apartment.

Agent's Note:

Length of Lease: 999 years from 1st June 2003

Ground Rent Per annum - £150

Service Charge Per Annum (paid six monthly) - £734.84





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welcome to

Marleys Way, Frome

- Well-Presented Modern Coach House Apartment
- Open Plan Living Accommodation - Integral Kitchen **
Generous Living & Dining Space
- 2 Double Bedrooms with Fitted Wardrobes
- Easy Access Into Frome Town Centre & Open
Countryside
- Double Glazing & Gas Central Heating

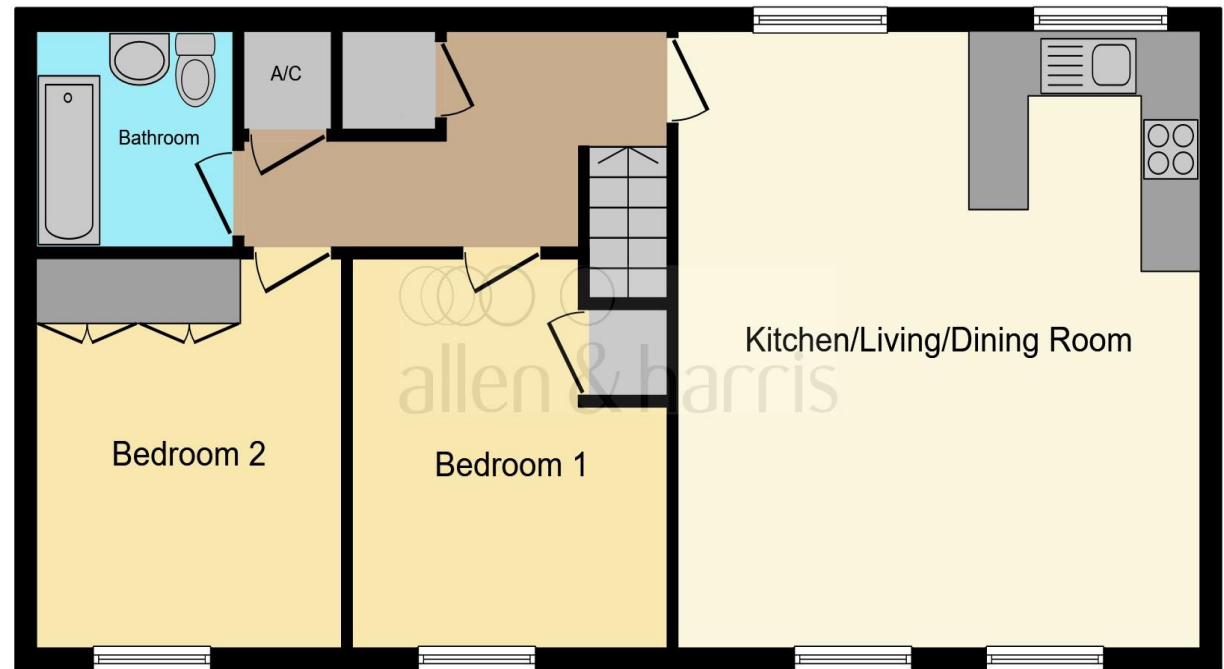
Tenure: Leasehold EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
FRO111318 - 0003

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