



34 Blackberry Road
Frome
BA11 5DY

Guide Price £350,000

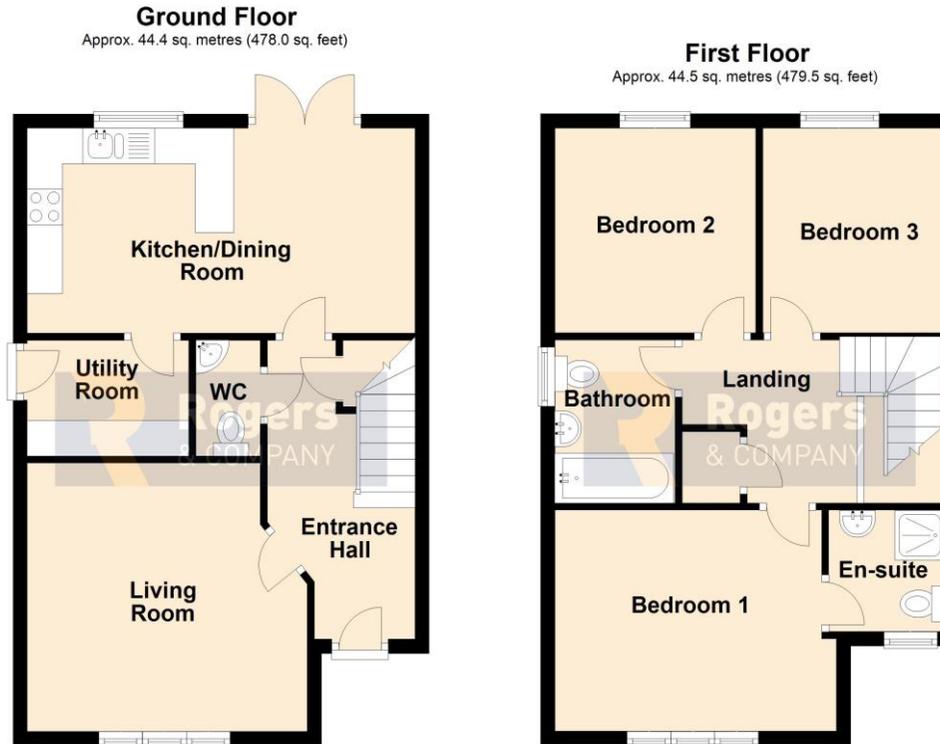
A great design of detached home in the heart of the Edmund Park development on the southern fringe of Frome.

The front door leads into a spacious entrance hall, with a downstairs WC, the square living room is at the front and the 18' kitchen/dining room spans the rear of the property with designated dining area and kitchen. The separate utility room has a door to the side.

The first floor has a galleried style landing leading to three good size bedrooms; the first is to the front with an en-suite shower room, the second double is at the rear and the third is still a good-sized room also at the rear.

The family bathroom is a good size which has an additional shower over the bath.

The garden is southerly facing offering a superb degree of privacy. There is a single garage, outside electric points to the side and rear, and ample driveway to the side of the property.



Total area: approx. 89.0 sq. metres (957.5 sq. feet)

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 959 Sqft Well Designed Detached Home
- Three Good-Sized Bedrooms
- Separate Living Room
- 18' Kitchen/Dining Room
- Downstairs Cloakroom & Utility Room
- En-Suite Shower Room & Family Bathroom
- Southerly Facing Rear Garden
- Open Outlook At The Rear Over 'Community Green Space'
- Garage and Driveway Parking for 2/3 Vehicles
- No Onward Chain

- Living Room 13' 0" (3.96m) x 12' 4" (3.76m)
- Kitchen/Dining Room 18' 0" (5.49m) x 9' 5" (2.87m)
- Utility Room 7' 6" (2.29m) x 5' 4" (1.63m)
- Bedroom One 12' 10" (3.91m) x 10' 6" (3.2m)
- En-Suite 6' 0" (1.83m) x 5' 6" (1.68m)
- Bedroom Two 9' 6" (2.9m) x 9' 4" (2.84m)
- Bedroom Three 9' 6" (2.9m) x 9' 5" (2.87m)
- Bathroom 7' 2" (2.18m) x 5' 7" (1.7m)



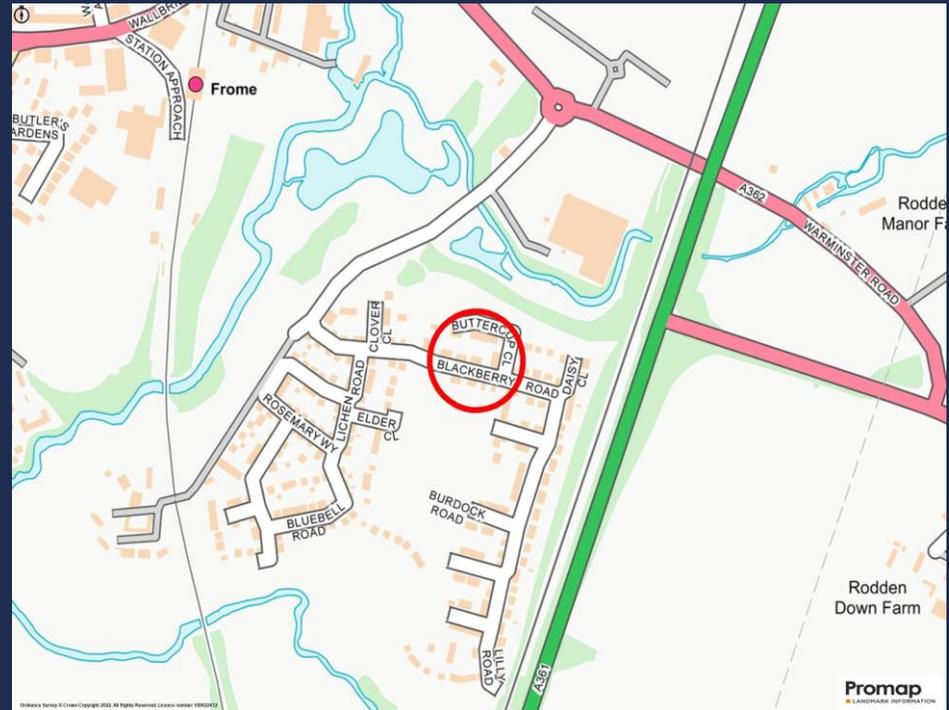
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge of approximately £200 for 2025

Mains Water, Drainage, Gas, Electricity and BT Broadband are available.

The Council Tax Band is D and is charged at £2,553.69 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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