



## Aspen Close, Frome

oieo £250,000

Council Tax Band B Tax Rate £1,896 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 charming bungalow that is found tucked away in a quiet corner of a residential cul-de-sac in Frome's popular Stonebridge area. The home boasts two double bedrooms, the second of which is currently employed as a dining room and allows for access to the conservatory that looks out to the private enclosed garden. The main living room is well proportioned and offers space for dining and lounge furniture in a number of configurations. A modern fitted kitchen can be found to the front aspect, and the bathroom comprises of a three piece suite, including vanity unit, and an electric shower over the bath. Externally there is ample garden space to occupy any green fingered owners both within the rear garden and to the front of the home, whilst a garage and single parking space can be found just short distance from the front door. The property is offered for sale with no onward chain. To view the virtual tour please follow this link: [Click Here](#)

### Situation

This bungalow sits on the popular Bath side of Frome and boasts a wonderful quiet location within a few moments' walk of the Tesco Express, other local stores, Merlin Theatre and the sports centre. The hospital and health centre are also just a short drive or a few minutes on foot from the home. 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

- Two Bedroom Bungalow**
- Close to shops, Amenities and Health Centre**
- Garage and Parking**
- Gas Central Heating**
- Cul-de-Sac Location**
- Offered with No Onward Chain**



## Rooms

### Entrance Hall

2'11" x 11'0" (0.89m x 3.35m)

### Living Room

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

### Kitchen

9'8" x 7'9" (2.95m x 2.36m)

### Sunroom/Conservatory

8'7" x 12'3" (2.62m x 3.73m)

### Bedroom One

14'1" x 9'6" (4.29m x 2.90m)

### Bedroom Two/Dining Room

10'10" x 9'6" (3.30m x 2.90m)

### Bathroom

6'10" x 5'7" (2.08m x 1.70m)

### Rear Garden

The private and enclosed rear garden is the perfect size as it gives ample room to enjoy relaxing in the sun or to cultivate some shrubs and plants should you wish, whilst not being so big that managing it will become a full time job. There is a paved seating area and raised lawn with planting beds.

### Parking and Garage

The property has the benefit of a single garage which is found close to the property in a block and has a parking space in front.

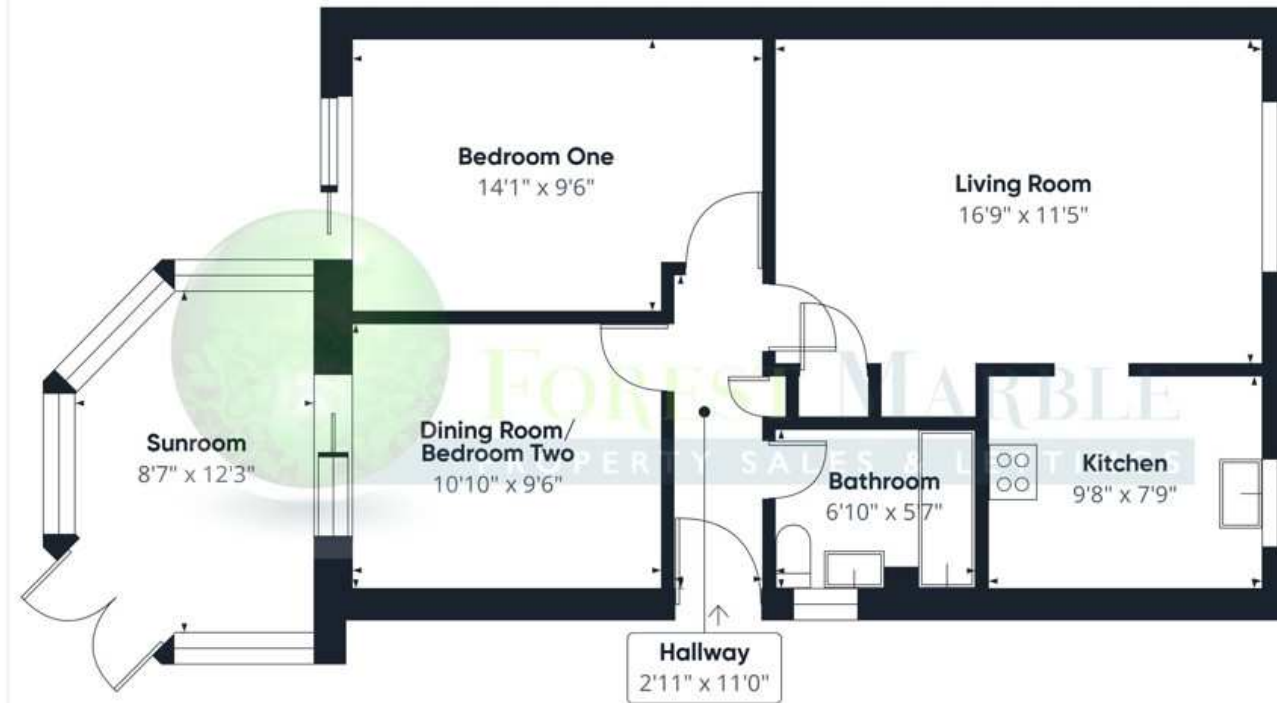
## Directions

From our offices turn left down Wallbridge and take a left onto New Road. Continue along through to Rodden Road and onto Bath Road. At the traffic lights turn right onto Stonebridge Drive. Continue along and turn left into Aspen Close, the property will be on the right hand side in the corner of the close.

## Agent Notes

Additional material information regarding the house 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 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.





Approximate total area<sup>(1)</sup>  
681 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

### Forest Marble Ltd

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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)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	