



Wallbridge Gardens, Frome

£190,000

Council Tax Band A Tax Rates £1,707.00 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 spacious two-bedroom ground floor apartment, ideally situated on Wallbridge Gardens. Enjoying a highly convenient central location, the property is within easy walking distance of the town centre and just minutes from the train station Upon entering, you are welcomed into a useful front porch area, leading through into the bright and airy open-plan kitchen and living space. This versatile room provides a fantastic area for both relaxing and entertaining, with plenty of natural light creating a welcoming feel. A short hallway leads through to the two bedrooms and bathroom. The principal bedroom is a well proportioned size and offers excellent space for built-in wardrobes, while the second bedroom benefits from French doors opening directly onto the property's private rear garden. The low-maintenance private garden provides a lovely outdoor space to relax and unwind, offering an excellent extension of the property's living accommodation. Further benefits include its ground floor position, central location and no onward chain, making this an appealing opportunity for those looking for a convenient and spacious home. To view the virtual reality tour please [Click Here](#)

What Our Vendor Loves

Our vendor has suggested that she particularly loves the quiet and friendly feel of the area, while still having everything needed close by. There is a great selection of shops and supermarkets within easy walking distance, including Asda, Lidl, the station food complex, DIY shops and two nearby petrol stations. The train station is also just a short walk away, with connections to Weymouth, London and various other nearby towns, while the town centre is within easy walking distance and is a fairly flat walk. The apartment itself has also benefited from recent improvements, including an updated and refurbished kitchen and bathroom, as well as new flooring in the main living space.

Key Features

Two Bedroom Ground Floor Apartment

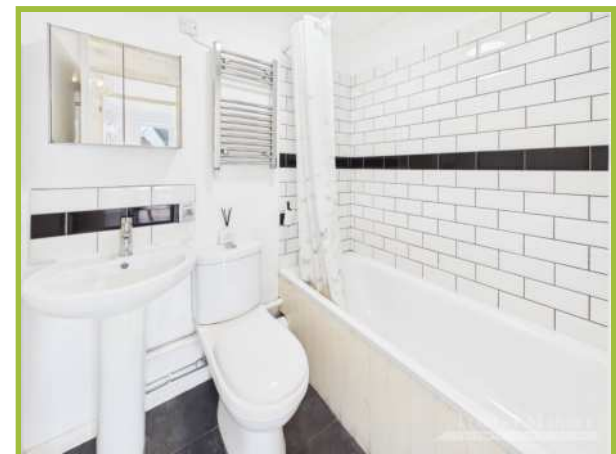
Private Rear Garden

Allocated Parking Space and Visitor spaces

Walking Distance to The Train Station, Town Centre and a Range of Local Amenities

Ideal Investment Property or First Time Purchase

Open Style Kitchen/Living Space



Rooms

Entrance Hallway

3'0" x 3'1" (0.91m x 0.94m)

Kitchen / Living Area

14'7" x 16'3" (4.44m x 4.95m)

Hallway

6'4" x 2'6" (1.93m x 0.76m)

Bathroom

6'1" x 4'9" (1.85m x 1.45m)

Bedroom One

8'0" x 11'9" (2.44m x 3.58m)

Bedroom Two

6'1" x 8'8" (1.85m x 2.64m)

Agent Notes

This is a leasehold property with approximately 960 years remaining on the lease. The vendor has told us that the property is subject to annual charge of roughly £947 which we are told includes the ground rent, the service charge and buildings insurance. 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.

Directions

From our offices at 4 Harris Close, exit Harris Close and turn right onto Wallbridge. Continue along Wallbridge and proceed underneath the railway bridge. Continue ahead until you reach Wallbridge Avenue on your right-hand side. Turn right onto Wallbridge Avenue and follow the road to the end, where you will find Wallbridge Gardens on your right-hand side. Turn into Wallbridge Gardens and the property will be found on your left.





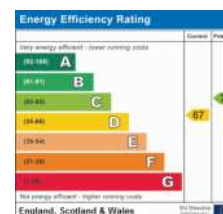
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.