



Great Western Street, Frome

£220,000

Council Tax Band B Tax Rate £1,991 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at Great Western Street, a spacious two bedroom coach house located within easy reaching distance of Frome Town Centre and Frome Railway Station. This Freehold property benefits from a single parking space leading to the integral garage on the ground floor, whilst on the first floor you will find the main body of the living accommodation. The reception space is open plan to the kitchen, and makes for a fabulous main hub, ideal for relaxing or entertaining, and offers ample room for lounge and dining furniture in a number of configurations. There are two bedrooms, both large enough to house double beds, with the primary room also benefitting from en-suite facilities. The main bathroom completes the internal accommodation. This property is offered for sale with no onward chain. To view the virtual tour please follow this link:

[Click Here](#)

What our Vendor Loves

"Location, location, location! I would point to that as the centrepiece of 45 Great Western Street - ensconced near the centre of Frome, it is about 5 minutes' walk to town centre and the train station, while at the same time existing in a quiet nook of Trinity Park, where things feel calm and chill. As I relied on public transport when I lived there, it was super practical for me. I lived there for a number of years just after it was built in 2013, and appreciated the property's straightforward, modern interior, which is easy to live with and maintain. While there is no garden, I made sure to spec the garage with electricity, washing machine plumbing, and an internal door to the bottom of the stairs - no need to leave the house in the winter to do the laundry!"

Key Features

Freehold Coach house

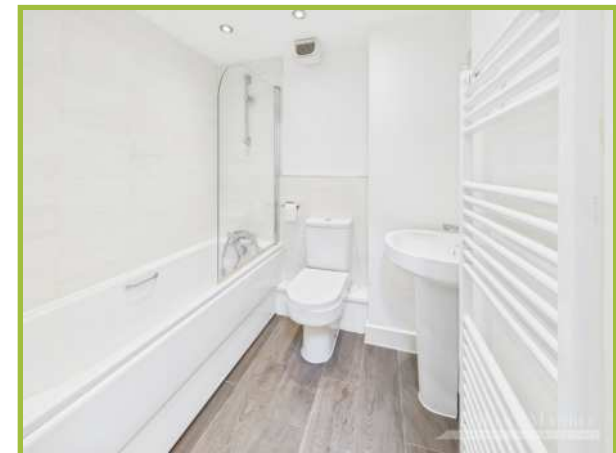
Two Bedrooms

Garage and Driveway Parking

Close to Town Centre and Railway Station

Popular Modern Residential Development

Offered with No Onward Chain



Rooms

Entrance Hallway

3'10" x 4'7" (1.17m x 1.40m)

Landing/First Floor Hallway

28'8" x 3'8" (8.74m x 1.12m)

Open Plan Kitchen and Living Space

17'4" x 17'7" (5.28m x 5.36m)

Bedroom One

9'8" x 13'9" (2.95m x 4.19m)

En-Suite

6'5" x 4'3" (1.96m x 1.30m)

Bedroom Two

8'2" x 11'4" (2.49m x 3.45m)

Bathroom

6'2" x 5'7" (1.88m x 1.70m)

Garage and Parking

The property benefits from a single garage located on the single garage located on the ground floor below the coach house. The garage also incorporates a storage cupboard. Driveway parking is located in front of the garage.

9'6" x 18'0 (2.90m x 5.49m)

Directions

From our offices turn right onto Wallbridge then take the next right onto Great Western Street at the traffic lights. Follow the road around to the left and as the road then bears sharply to the left take the right hand turn into the parking area where you will find the property on your left hand side.

Agent Notes

This is a freehold property and the title holder also owns the freehold of the leasehold garages on the ground level that are on long leases to neighbouring properties. We are informed by the sellers that the property is subject to an estate management charge of approximately £TBC per year. 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 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.





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