



St. Marys Road, Frome

£240,000

Council Tax Band A Tax Rate £1,707 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 three-bedroom home, offered for sale with no onward chain. The property is situated less than a mile from Frome town centre and benefits from excellent access to a range of local amenities, including primary and secondary schools, the hospital and health centre, bus routes, and local shops. Upon entering the property, you are welcomed by a hallway that leads into a well-proportioned dual-aspect living room. To the front of the home, there is a versatile room potentially of use in a number of guises: ideal as a study, store room, working from home office, or pursuing hobbies and crafts. The kitchen diner is light and airy, offering a great space with direct access to the rear porch and garden. Upstairs, the property comprises of two generous double bedrooms, a single bedroom, and a shower room with a separate WC. Externally to the rear, the property features a green and well-established garden, providing a peaceful outdoor space perfect for relaxing, entertaining, or unwinding at the end of the day and offering huge scope to cultivate or grow. There is also a generous front garden to the property which provides a pleasant aesthetic to the approach. To view the virtual reality tour please follow this link:[Click Here](#)

Situation

This fantastic home is found on a mid twentieth century development popular Bath side of Frome and boasts a great location surrounded by green spaces, and within a few minutes walk of Rodden Meadow, local stores and the sports centre. Rural walks and access the countryside and surrounding villages is also convenient from here. 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. 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.

Key Features

Semi-detached House

Front & Rear gardens

Access To Frome Town Centre and Rodden Meadow

Offered with No Onward Chain

Three Bedrooms

Potential to Modernise



Rooms

Entrance Porch

2'6" x 5'5" (0.76m x 1.65m)

Hallway

8'7" x 5'11" (2.62m x 1.80m)

Living Room

17'10" x 11'10" (5.43m x 3.61m)

Study/Craft Room/Store

8'5" x 5'8" (2.57m x 1.73m)

Kitchen

9'0 x 12'3" (2.74m x 3.73m)

Rear Porch

3'7" x 3'7" (1.09m x 1.09m)

First Floor Landing

5'8" x 9'5" (1.73m x 2.87m)

Bedroom One

9'10" x 11'10" (3.00m x 3.61m)

Bedroom Two

11'7" x 8'8" (3.53m x 2.64m)

Bedroom Three

7'7" x 8'6" (2.31m x 2.59m)

Shower Room

5'9" x 5'8" (1.75m x 1.73m)

WC

2'10" x 6'1" (0.86m x 1.85m)

Directions

From our offices turn left down Wallbridge and take a left onto New Road. Continue along through to Rodden Road take the first right hand turning at the car garage and first right again onto St Marys Road. Follow the road around the left and as you reach the end of the bend you will have a small green on your right hand side beyond which the footpath to the front of the property can be found.

Agent Notes

Additional material information may be available. 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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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