



Christchurch Street West, Frome

£200,000

Council Tax Band A Council Tax Rates £1,707.00



**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 apartment, situated within the popular **Badcox area in Frome**. This apartment is only a short walk into the town centre and is surrounded by local amenities such as multiple convenience shops, restaurants, parks and much more. Upon entering the property, you step into the reception room, which has a calm and quiet feel thanks to the secondary glazing that is helping the road noise to be practically non-existent. It is a bright, comfortable space that sits separately from the main living area. Past the reception room you will be met with the open-plan kitchen and dining area that offers a good amount of space for both day-to-day living and hosting. Further through the property you will find the main bedroom which is a generous double bedroom benefiting from built in wardrobe space, while the second bedroom is smaller and works well as a single room or a study. To service both the shower room has a clean, modern finish and includes a large walk-in shower, WC, and a vanity unit. The property also benefits from a low maintenance rear courtyard space. To view the virtual reality tour please follow this link: [Click Here](#)

### What our vendor's Love

"Over the past 10 years, this home has become a place where we've grown and built a life. I've made it my own, and it has held so many important chapters such as, raising my son, creating a home that feels safe and peaceful, and having the freedom to work from home. What I've loved most is the balance it offers: everything is on the doorstep, yet inside there's still a feeling of calm and privacy. The garden has been a real joy too, offering a space to breathe, reset, and enjoy small moments of stillness. It will be hard to leave after so long, but I'm deeply grateful for the years we've had here and the life we've been able to build within these walls."

### Key Features

- Two Bedroom Apartment
- Private Rear Courtyard
- Open Plan Kitchen/Diner
- Central Location
- Ground Floor Flat
- Modernised Throughout
- Gas Central Heating



## Rooms

### Entrance Hall

10'7" x 7'5" (3.22m x 2.26m)

### Kitchen/Living Area

19'5" x 14'2" (5.92m x 4.32m)

### Hallway

19'3" x 7'0" (5.87m x 2.13m)

### Bathroom

8'10" x 4'8" (2.69m x 1.42m)

### Bedroom One

12'11" x 10'0" (3.94m x 3.05m)

### Bedroom Two

5'7" x 9'3" (1.70m x 2.82m)

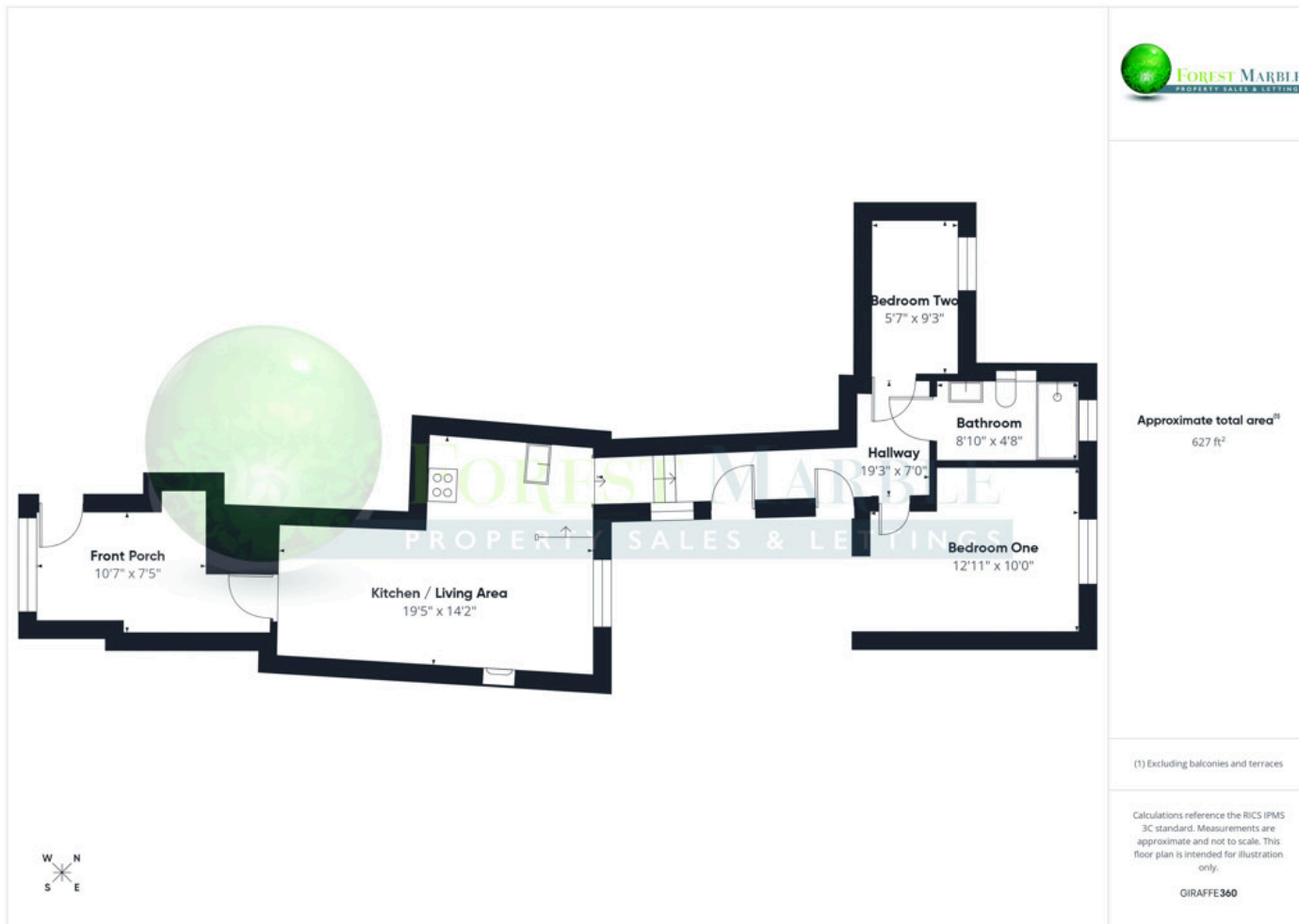
## Directions

From our office on Harris Close take the first left onto Tucker Close then at the T junction take the right hand turn onto Wallbridge leading onto Portway then bear left onto Gorehedge and then right at the junction onto Wesley Slope. At the roundabout take the first exit onto Christchurch Street West. The property will be on your right hand side in approximately 150 meters.

## Agent Notes

This is a leasehold property with approximately 960 years remaining on a 999-year lease. The vendors have informed us that the monthly service charge is approximately £33.33, and we are told this includes building insurance and contributions towards a sinking fund. Additional material information may be available for 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. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need t





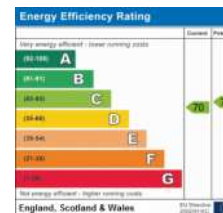
**Forest Marble Ltd**

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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.