



Oakley Way, Frome

£400,000 Council Tax Band D Tax Rate £2,553 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual tour and contact Forest Marble 24/7 to schedule your viewing of this stunning modern town house that sits on the Sothern fringe of Frome. The property was constructed in 2024 and offers four bedrooms, en-suite facilities and generous living spaces laid out across three floors. This home benefits from an impressive open plan kitchen and dining space that compliments the warm and inviting sitting room that is found to the front aspect on the ground floor. The bedrooms on the upper two floors are generously proportioned with ample space for double beds and bedroom furniture, or potential for flexible use to accommodate office space or secondary sitting rooms. The primary bedroom, in particular, is a beautiful room that includes storage and dressing space along with the en-suite shower room. Externally you will enjoy driveway parking for multiple vehicles and a private and enclosed rear garden that offers patio and lawn space. This energy efficient home also includes solar panels that contribute the energy usage. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendors Love

The first thing that appealed to our sellers about this home was the size of the kitchen, it has a great dining space and it has been wonderful for entertaining. This is particularly significant during the summer months when they can throw open the French Doors that lead directly out to the patio and garden, making barbeques and family gatherings a real joy. The bedrooms are also really well proportioned, particularly the main bedroom on the upper floor and the second bedroom on the first floor, which serves as a second lounge, gaming room, gym and occasional guest room! The home also enjoys excellent natural lighting; these houses were designed with nice, big windows that let lots of sun in and make the place feel bright and airy. Of course the energy efficiency, convenience and security of a new build house was a draw here too. The location has worked for the vendors as well. Sainsbury supermarket is close by and the train station and town centre are reachable on foot or a few minutes away in the car.

Situation

Situated on the Southern Fringe of Frome, within easy reaching distance of local services, supermarkets, Victoria Park, and the Town Centre, this area also enjoys excellent access to the Mendip Hills and surrounding countryside. 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

Semi-Detached Modern Town House

Four Bedrooms

Stunning Primary Bedroom with En-Suite

Large Open-Plan Kitchen Diner

Generous Driveway Parking with EV Charging Point

Less than Two Years Old



Rooms

Entrance Hallway

16'2" x 4'3" (4.93m x 1.30m)

WC/Cloakroom

6'3" x 2'11" (1.91m x 0.89m)

Living Room

13'10" x 9'5" (4.22m x 2.87m)

Kitchen Diner

12'8" x 17'1" (3.86m x 5.21m)

First Floor Landing

9'7" x 3'7" (2.92m x 1.09m)

Bedroom Two

14'0" x 9'9" (4.27m x 2.97m)

Bedroom Three

12'6" x 9'10" (3.81m x 3.00m)

Bedroom Four

10'5" x 7'0" (3.18m x 2.13m)

Bathroom

5'7" x 7'0" (1.70m x 2.13m)

Second Floor Landing

3'4" x 3'6" (1.01m x 1.07m)

Bedroom One

13'4" x 13'7" (4.06m x 4.14m)

En-Suite

4'7" x 8'9" (1.40m x 2.67m)

Directions

From our offices turn right up Wallbridge and bear left onto Locks Hill. Proceed to the traffic lights where you will cross straight over onto Rossiters Hill. At the roundabout take the first exit, left, onto The Butts and then the first exit again, to the left, at the roundabout from Marston Road. Pass straight across the roundabout onto Sandys Hill Lane before forking right onto Oakley Way where the house will be on your left hand side.

Agent Notes

We are informed by the owners that the property will be subject to an estate management or service charge of approximately £211 per annum that will come into effect upon completion of the development but is not yet applicable. 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 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.





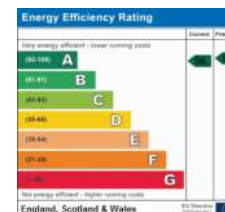
Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: aaron.blaney@forestmarble.co.uk



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.