



New Buildings, Frome

**Offers Over £375,000**

Council Tax Band C Tax Price £2,167 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing, of this truly charming and imposing, three storey stone built cottage set in the ever popular location of New buildings. The home is offering deceptively spacious accommodation, entering into a front hall, with a good size living room to the left, there is a dining room to the rear with large larder type cupboard, the kitchen to the rear is part of an extension - with a ground floor bathroom beyond and could allow for reconfiguration. The first floor offers two double bedrooms and a further shower room suite, and the second floor has a great size double attic room. To the rear is a private enclosed garden that enjoys plenty of sunshine. To interact with the virtual tour please follow this link:**

**[Click Here](#)**

### **What Our Vendor Loves.**

The current owner has lived at the home for more than 25 years and feels the location for him has been ideal, with ease to access amenities and the town yet being tucked away. 'The current arrangement of accommodation has served well for 'creative living' with plenty of adaptable space' As an avid reader there is plenty of storage space for high furnishings, and the current dining area could reconfigure to allow a kitchen/dining space within one area'. There is also plenty of exciting opportunity for a new owner to put their own stamp on the home whilst keeping its charm and character.

### **Key Features**

- Charming Three Storey Stone Built Cottage
- Kitchen Extension with Separate Dining
- Front Living Room
- Three Double Bedrooms
- Enclosed Garden
- Wonderful Quiet Position on an Ever Popular Road



## Rooms

### Entrance hallway

3'0" x 17'8" (0.91m x 5.39m)

### Living Room

11'7" x 13'3" (3.53m x 4.04m)

### Dining Room

17'2" x 9'11" (5.23m x 3.02m)

### Kitchen

6'8" x 10'11" (2.03m x 3.33m)

### Ground Floor Bathroom

6'8" x 5'8" (2.03m x 1.73m)

### Bedroom One

14'10" x 13'4" (4.52m x 4.06m)

### Bedroom Two

12'1" x 10'4" (3.68m x 3.15m)

### Bathroom

4'5" x 7'6" (1.35m x 2.29m)

### Bedroom Three

15'3" x 14'9" (4.65m x 4.50m)

## Garden

The rear garden is fence enclosed and enjoys lots of natural sunshine.

## Directions

Making your way via locks Hill towards the top of the hill, after Charles Road, take the next left onto New Buildings Lane, to the end of the Lane turn right and the home is on the right hand side.

## Agents Notice

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. 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.





### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [aaron.blaney@forestmarble.co.uk](mailto: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.