



The Old Nurseries, Frome

£420,000 Council Tax Band D Tax Rate £2,438 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing at The Old Nurseries; a modern, detached family home, offering all the practicalities and benefits of modern living and beautifully presented throughout. As you approach the house you will note the bay fronted facade and the natural stone style construction that is sympathetically designed to compliment some of the neighbouring Victorian properties that are ever popular in this part of Frome. The internal accommodation is well laid out, creating a pleasant flow through the ground floor from the front entrance hallway, past living spaces and through to the impressive kitchen diner that opens out to the beautifully kept and landscaped garden to the rear of the house. On the first floor you will enjoy three well proportioned bedrooms, with the main bedroom benefitting from en-suite shower room and walk in wardrobe style storage. The main bathroom can also be found on this floor and comprises of three piece bathroom suite, conveniently including additional shower over the bath. Externally, to the rear of the plot, the house boasts a single garage and driveway parking. To view the virtual tour, please follow this link: [Click Here](#)

Situation

Located on a modern residential development that has proved to be a resounding success with local buyers and homeowners since its appearance less than ten years ago. The popular location is within easy access of the local schools and walking distance of Frome's shops and amenities. 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

Modern Detached House

Three Bedrooms

Excellent Condition Throughout

Primary Bedroom with En-Suite and Walk In Storage

Close to the Town Centre & Victoria Park

Garage and Driveway Parking



Rooms

Entrance Hall

3'0 x 12'1" (0.91m x 3.68m)

Living Room

11'0 x 17'9" (3.35m x 5.41m)

Kitchen/Diner

17'7" x 11'3" (5.36m x 3.43m)

Cloakroom/WC

2'10" x 5'9" (0.86m x 1.75m)

First Floor Landing

11'1" x 3'4" (3.38m x 1.01m)

Bedroom One

10'10" x 12'4" (3.30m x 3.76m)

En-suite

6'4" x 6'4" (1.93m x 1.93m)

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)

Bedroom Three

6'9" x 7'8" (2.06m x 2.34m)

Bathroom

5'7" x 6'3" (1.70m x 1.91m)

Garage and Parking

Off street driveway parking leads to the single garage which is equipped with power and lighting.

18'5" x 9'6" (5.61m x 2.90m)

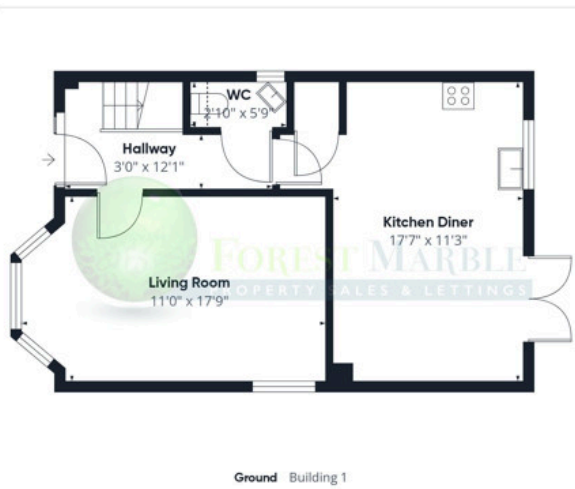
Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the roundabout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next roundabout and take the first turning which will bring you onto Broadway, continue along and turn left at the Royal Oak Pub onto Oakfield Road, the property will be found on your left hand side on the entrance to close.

Agent Notes

We are informed by the vendors that they pay a contribution of approximately £25 per annum to the resident owned residents' association who manage the development. 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 that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Bath, Frome, Gillingham, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including everything you need to help you move.





Approximate total area[®]
1124 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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