







Marleys Way, Frome

£325,000

Council Tax Band C Tax rates £2,276.00 Per Annum

FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange a viewing of this modern family home. Tucked away within a quiet residential estate in Frome, this three-bedroom family home enjoys a fantastic location, just a short walk from the town centre and alongside the beautiful Vallis Vale fields and riverside walks. Upon entering, you are welcomed by a spacious hallway with useful storage and a downstairs WC. To the right is a modern style kitchen/dining room with intergrated appliances, while the inviting living room sits to the opposite side, featuring lovely French doors opening onto the garden. Upstairs, the property offers two well-proportioned double bedrooms, with the main bedroom benefiting from an ensuite shower room, alongside a third bedroom which would make an ideal home office, nursery or small double. A family bathroom completes the first floor accommodation. Outside, there is a generous front garden, a private and low maintenance rear garden, garage and private parking space. A lovely modern home in a peaceful yet convenient location, perfectly placed for enjoying everything Frome has to offer. To view the virtual reality tour please Click Here

What Our Vendors Love

"We bought this property 6 years ago as our first home together and have really loved living here. The location is great - walkable to town and plenty of rural dog walks on our doorstep. The estate is also really quiet. Inside the house, we love the light kitchen and entrance hall. When we first viewed the house, we were taken by the front garden and gate - the only one like it on the estate! Both gardens get some sun, but the front is hit all day and we have grown vegetables in the beds every year."

Key Features

-Modern Three Bedroom Home

-Large Front Garden

-Garage and Private Parking

-Walking Distance to The Town Centre and Other Local Amenities

-Well Proportioned Bedrooms

-En-Suite Shower Room Serving The Main Bedroom

-Enclosed Rear Garden







Rooms

Entrance Hall
7'8" x 5'11" (2.34m x 1.80m)

WC /Cloakroom
4'9" x 2'11" (1.45m x 0.89m)

Kitchen/Diner
16'11" x 9'1" (5.16m x 2.77m)

Living Room
16'10" x 9'10" (5.13m x 3.00m)

First Floor Landing
3'7" x 5'11" (1.09m x 1.80m)

Bedroom One
11'9" x 9'4" (3.58m x 2.84m)

Ensuite Shower room
2'11" x 9'2" (0.89m x 2.80m)

Bedroom Two
9'11" x 9'6" (3.02m x 2.90m)

Bedroom Three
6'7" x 10'4" (2.01m x 3.15m)

Family Bathroom
8'3" x 6'7" (2.51m x 2.01m)

Directions

From our offices turn right out of Harris Close and proceed along Wallbridge and then bear right at the traffic lights onto Portway. Take the first exit at the mini roundabout and bear right onto Wesley Slope. Take the first exit at the mini roundabout and drive along Christchurch Street West through to Badcox. Take the second exit at the roundabout onto Vallis Road and follow this road until you reach the next mini roundabout. Take the first exit onto Wallington Way and follow this road taking the left hand turning into Marleys Way. Once at the Square proceed straight across and follow this road. The property will be found on your left hand side.

Agents Notes

We are told by the vendor that there is a six monthly estate management charge of roughly £219. 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. 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















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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.