



Mountsfield, Frome

£150,000

Council Tax Band A Tax Rate £1,707 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour to explore this well-presented ground floor flat, offering generous living accommodation throughout. As you step into the entrance hallway, you'll find two double bedrooms, a spacious living area, a separate kitchen, and two handy built-in storage cupboards. Externally, the property really stands out with its private garden, perfect for enjoying the outdoors, whether that's relaxing, entertaining, or a bit of gardening. The property is ideally positioned just minutes from the countryside, enjoying lovely outlooks towards Cley Hill and the Cranborne Chase National Landscape. It also benefits from close proximity to local amenities, including shops and local schools. To view the virtual tour please follow this link: [Click Here](#)

Situation

The property is well situated for young families as it is so close to both a small play park and Christchurch First School. From town centre is found approximately a mile away and is one of Somerset's finest artisan towns with 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. Road transport links will have you quickly out onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

Key Features

Ground Floor Flat

Two Bedrooms

Private Garden

New 125 Year Lease

Gas Central Heating

Offered with no Onward Chain



Rooms

Entrance Hall

4'1" x 9'3" (1.24m x 2.82m)

Hallway

16'11" x 3'1" (5.16m x 0.94m)

Living Room

19'1" x 10'7" (5.82m x 3.22m)

Kitchen

7'8" x 12'3" (2.34m x 3.73m)

Bedroom One

11'11" x 6'11" (3.63m x 2.11m)

Bedroom Two

12'2" x 8'2" (3.71m x 2.49m)

Bathroom

8'8" x 6'4" (2.64m x 1.93m)

Directions

From our office head along Wallbridge and take the left turning via Locks Hill, at the top of Locks Hill turn left onto Keyford towards The Mount. Arriving at the mount, bare right and follow the road around until you see the sign for 'Mountsfield' which is on your right, turn onto the road right, turn onto the road and follow for about 200 yards. The property will be located on your left hand side.

Agent Notes

This is a leasehold property with a proposed 125 year lease and we are instructed on the sale by a corporate client. The ground rent for the flat is peppercorn rent and the annual service charge is awaited and will be confirmed by the sellers. Additional material information is available at request 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. Years of local knowledge covering Frome, Westbury, Warminster and all surrounding villages.

Our client has provided the following information relating to management charges.

Mountfield, Frome, BA11 5AR: The service charge payable by this property is variable. The financial year is April-March; end of year accounts will be reconciled by the end of September immediately preceding the end of the financial year.

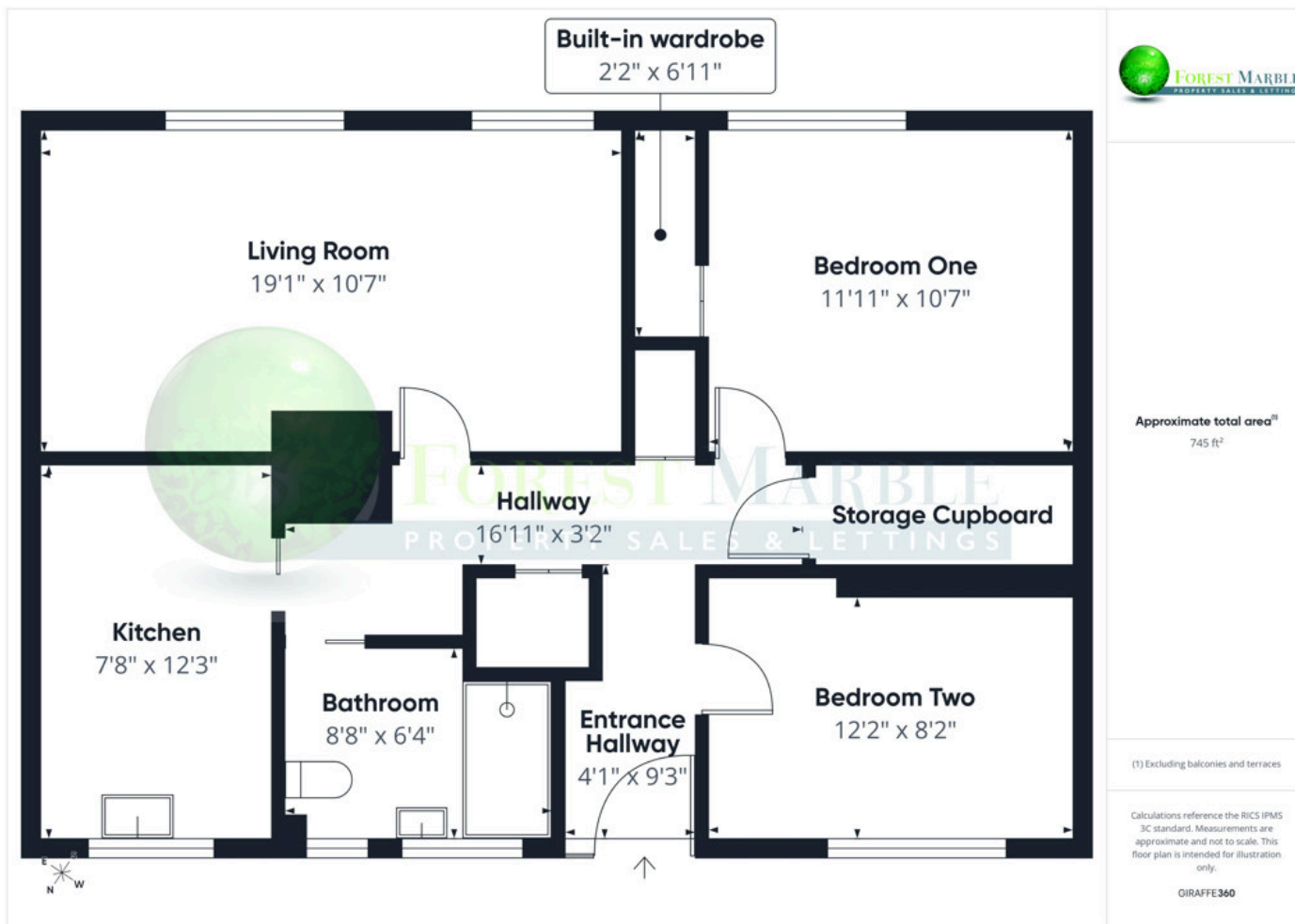
£500.00 Sinking fund and £79.77 buildings insurance will apply.

2026/2027 Estimated annual Budget (as from 1st April 2026)

Grounds maintenance £3.33 per year

Management Fee £0.50 per year





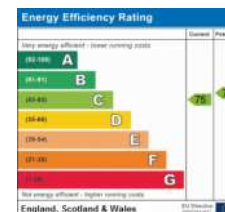
Forest Marble Ltd

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.