



Garston Mead, Frome

oieo £310,000 Council Tax Band C Tax Rate £2,276 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing at Garston Mead, a beautiful, modern family home located close to the centre of Frome and within easy reaching distance of supermarkets and the train station. The house boasts living accommodation across two floors, with immaculately present living space and a stunning modern kitchen on the ground floor, along with a welcoming entrance hall and convenient WC cloakroom. The main living room offers lounge and dining space with dual aspects, which allows light through the room thorough the day, and French doors opening on to the rear garden. On the upper floor you will enjoy three well-proportioned bedrooms, with en-suite facilities to the main bedroom, and a contemporary family bathroom. Externally the home benefits from a private and enclosed rear garden that is ideal families as it offers safe space to play and a quite spot to relax and unwind. Covered driveway parking for two vehicles is also found immediately to the side of the house. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendor Loves

Having been the sole owners of this home since it was first built in 2014, our sellers have developed a very close connection to its charms. The house has allowed them the space to grow as a family and the neighbourhood is friendly, welcoming and has been a fantastic place for children to grow up, the children play outside with their friends who live in area and other kids from the neighbourhood. The rear garden, in particular, is something that our sellers are going to miss as it is so private, safe, and it enjoys lots of sunlight through the summer months. It really has been the ideal garden to relax, entertain and play in. The location has been another huge bonus here too. It is walking distance to the town centre, to the train station, and there is a great little convenience store just around the corner that is an asset to the community.

Key Features

Semi Detached House

Three Bedrooms

En-Suite to Primary Bedroom

Covered Driveway Parking

Private and Enclosed Garden

Excellent Condition Throughout



Rooms

Entrance Hallway

3'4" x 6'6" (1.01m x 1.98m)

Living Room

15'4" x 10'4" (4.67m x 3.15m)

Kitchen

11'9" x 8'10" (3.58m x 2.69m)

WC

3'4" x 5'3" (1.01m x 1.60m)

First Floor Landing

8'9" x 9'4" (2.67m x 2.84m)

Bedroom One

10'6" x 8'9" (3.20m x 2.67m)
(3.20m x 2.67m)

En-Suite

4'5" x 8'9" (1.35m x 2.67m)

Bedroom Two

8'2" x 10'4" (2.49m x 3.15m)

Bedroom Three

6'8" x 7'4" (2.03m x 2.23m)

Bathroom

6'2" x 8'9" (1.88m x 2.67m)

Parking

Covered driveway parking is found to the side of the house and allows off street parking for two vehicles.

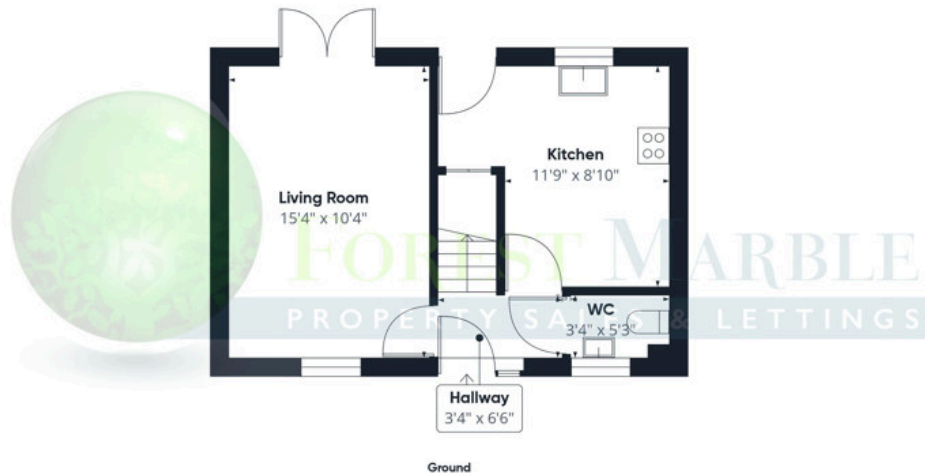
Directions

From our offices turn right onto Wallbridge then take the next right onto Great Western Street at the traffic lights. Take the second right onto Garston Mead and the property will be found shortly on your left hand side.

Agent Notes

We are informed by the sellers that the property is subject to an estate management charge of approximately £130 per year. 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 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.



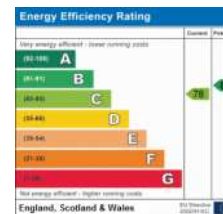


Approximate total area*
783 ft²

(1) Excluding balconies and terraces

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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