



Holmbury Close, Frome

£475,000

Council Tax Band D Tax Rates £2,560.00 Per Annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this spacious four bedroom family home that sits in a quiet corner of a residential cul-de-sac on the popular Bath side of Frome. The home is conveniently located within a few miles of the Tesco Express, primary and secondary schools, Frome College, sports centre and hospital. Benefiting from four bedrooms, with en-suite facilities to the primary bedroom, you will enjoy the considerable amount of accommodation that the home offers, including loft space. The ground floor living space boasts two reception rooms: the warm and inviting lounge and spacious dining room. The kitchen is equally impressive, comprising styled fitted units and island. Externally, the extensive rear garden is private and well proportioned with a large lawn, mature planted beds with a range of shrubs and plants, with a timber built decked terrace to the rear of the plot. Ample seating is found just outside the french door that leads from the living room. Driveway parking for multiple vehicles can be found to the front of the house with access to the single integral garage. To view the virtual tour please [Click Here](#)

What our vendors love

We have had 13 very happy years here in Holmbury close. It really is a wonderful spacious home and ideal for family occasions and events both indoors and outdoors summer and winter. Plenty of parking on the drive for at least 5 cars. It really is the perfect home for entertaining. Most days we enjoy being in our lovely kitchen and attached snug area before moving into the large comfortable lounge for the evenings. Being a corner plot it has a lovely, large enclosed and completely safe garden. Our neighbours are very friendly and helpful if and when needed.

Key Features

Desirable north side of Frome
Large family home
Ample parking for multiple vehicles
Extensive enclosed rear garden
Contemporary Style Kitchen
Close to Amenities, Schools and Transport Links



Rooms

Hallway

6'0" x 13'8" (1.83m x 4.17m)

Kitchen Diner

9'4" x 27'3" (2.84m x 8.31m)

Lounge

9'2" x 13'3" (2.80m x 4.04m)

Office

8'6" x 6'9" (2.59m x 2.06m)

Utility Room

5'6" x 8'9" (1.68m x 2.67m)

Living Room

16'5" x 18'7" (5.00m x 5.66m)

Terrace

10'4" x 14'7" (3.15m x 4.44m)

Garage

9'4" x 16'5" (2.84m x 5.00m)

Landing

6'1" x 11'6" (1.85m x 3.51m)

Bedroom One

9'3" x 16'11" (2.82m x 5.16m)

Bedroom Two

9'0" x 12'11" (2.74m x 3.94m)

Bedroom Three

8'3" x 11'5" (2.51m x 3.48m)

Bedroom Four

7'3" x 8'7" (2.21m x 2.62m)

En-Suite

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

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Directions

From our offices take a left onto Wallbridge and then the first left onto New Road which will lead you onto Rodden Road. After you pass under the railway bridge take the right first onto St Johns Road and then after a quarter of a mile turn right onto Wyville Road. The fifth turning right will be Holmbury Close and the property is located round to the right hand side at the end of the cul-de-sac.

Agent Notes

Additional material information regarding the property 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.





Forest Marble Ltd

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
93-100	A		
81-92	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	67

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.