



## Hodders Close, Frome

£130,000 Council Tax Band A Tax Rate £1,707 per annum



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PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewings of this spacious two bedroom first floor apartment that is available for sale with no onward chain. The property is found less than a mile from Frome town centre and offers great access to local amenities including primary and secondary schools, hospital and health centre, bus routes, and local shops. The flat boasts two generous bedrooms and a large main living space in addition to a spacious kitchen and a modern three piece bathroom suite. Externally you will be impressed by the scale of the garden, that offers fantastic opportunity to create a beautiful place to unwind, cultivate or play. We are informed that this property is a leasehold property and will benefit from a renewed 125 year lease upon completion To view the virtual tour please follow this link:**

<https://tour.giraffe360.com/hoddersclosefrome/>

### **Situation**

The property is positioned on Whatcombe side of Frome, with fantastic access to rural walks, ideal access to local primary and middle schools and is walkable distance to the college and the Town Centre. Frome 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. 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.

### **Key Features**

**Spacious First Floor Flat**

**Two Bedrooms**

**Outside Garden Space**

**Gas Central Heating**

**Close to Shops and Amenities**

**Offered for sale with no onward chain**



## Rooms

### Ground Floor Entrance Hallway

3'7" x 7'3" (1.09m x 2.21m)

### First Floor Hallway/Landing

11'9" x 6'3" (3.58m x 1.91m)

### Living Room

18'5" x 10'6" (5.61m x 3.20m)

### Bedroom One

12'3" x 10'5" (3.73m x 3.18m)

### Bedroom Two

8'4" x 12'10" (2.54m x 3.91m)

### Bathroom

6'3" x 6'3" (1.91m x 1.91m)

### Kitchen

9'11" x 9'7" (3.02m x 2.92m)

### Storage Room

3'3" x 6'3" (0.99m x 1.91m)

### Garden

The property benefits from private outdoor garden space

## Directions

From our offices turn left down to the traffic lights on Wallbridge. Turn left onto New Road and continue into Rodden Road. Proceed along Rodden Road and turn left at the cross roads by The Vine Tree. At the end of Berkley Road turn left into North Parade. Turn Right into Welshmill Road and turn left at the park onto Welshmill Lane. Follow the road up the hill turning right approximately half way up into Whatcombe Road and take the first left into Hodders Close where you will find the parking area. The property will be at the far end of the block in front of you.

## Agent Notes

We are informed that this is a leasehold property with a 125 year lease and we are instructed on the sale by a corporate client. The ground rent is on a peppercorn rent and the service charges are currently to be confirmed but suspected to be in the region of £580 per annum.

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 outcomes 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.

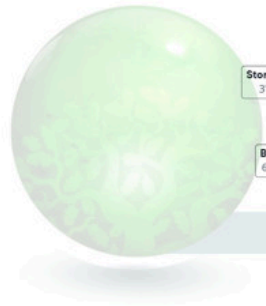




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Ground



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Floor 1



Approximate total area<sup>(1)</sup>  
722 ft<sup>2</sup>

(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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0	G		
Not energy efficient - highest running costs			
England, Scotland & Wales		0.7	0.7

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.