







Knights Maltings, Frome

£200,000 Council tax band B Tax Rate £1,991 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 beautiful detached coach hose that sits on a popular, modern development close to the centre of Frome. The property boasts two bedrooms, and includes private driveway parking as well as a single garage with additional storage space on the ground level. The living accommodation is found on the first floor where, as well as the bedrooms, the property benefits from a well laid out and nicely presented open plan space incorporating a fitted kitchen and living area that offers ample scope for lounge furniture, dining and entertaining. The home also includes a modern three piece bathroom suite with panel bath and shower over. This is a freehold property is offered for sale with no onward chain. To view the virtual tour please follow this link: Click Here

Situation

This fantastic coach house sits on the Southern side of Frome and boasts a great location close to riverside walks and lovely views of the River Frome and fields beyond. It also benefits from being a short distance from both the town centre and the main line railway station. Frome town itself 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. 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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

Key Features

Detached Coach House
Two Bedrooms
Garage and Parking
Offered with No Onward Chain
Access to Town Centre and Train Station
Freehold







Rooms

Ground Floor Entrance Hallway

3'8" x 3'4" (1.12m x 1.01m)

First Floor Landing

8'10" x 8'11" (2.69m x 2.72m)

Open Plan Kitchen and Living Space

17'11" x 14'4" (5.46m x 4.37m)

Bedroom One

9'0 x 10'1" (2.74m x 3.07m)

Bedroom Two

6'3" x 8'0 (1.91m x 2.44m)

Bathroom

5'5" x 7'8" (1.65m x 2.34m)

Garage

18'3" x 8'0 (5.56m x 2.44m)

Directions

From our offices turn right onto Wallbridge and fork left onto Locks Hill. Turn left onto Adderwell Road, take the second left into Knights Maltings and follow the road around to the right. The property will be found on your right hand side.

Agent Notes

The vendor inform us there is an annual estate management fee of approximately £250. Our vendors also inform us that thy own the freehold titles to the two adjoining garages on the ground level, and that these garages are leased on long leases to two neighbouring houses. 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 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 Bath, Frome, Gillingham, 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 need to help you move.

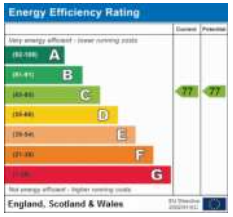








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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.