



The Mint, Frome

£95,000

Council Tax Band A Tax Rate £1,707 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 one-bedroom apartment, situated within the popular Trinity area of Frome. The ground floor property is just a short walk from the town centre, offering convenient access to a variety of local shops, restaurants, cafés, and other amenities. This purpose-built flat offers excellent scope for modernisation throughout, while already benefiting from a number of attractive features, including a generously sized living area, separate kitchen, and storage within the property. The property would make an ideal first-time purchase or investment opportunity and is offered to the market with no onward chain. To view the virtual tour please follow this link: [Click Here](#)

Situation

The property is positioned in the central Trinity area of Frome. It has ideal access to the town centre and walkable to local schools such as Oakfield school and Trinity First School. Frome is one of Somerset's finest artisan towns. There is a wide range of super markets, public houses, theatres, schools, college and sports activities as you would expect. Frome prides itself on the great selection of independently run shops that line historical cobbled streets, while spending your days sipping coffee in one of our cafe's 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.

Key Features

Ground Floor Flat

One Bedroom

Scope to Modernise

No Onward Chain

Close to Shops and Amenities

Gas Central Heating



Rooms

Hallway

13'6" x 3'5" (4.11m x 1.04m)

Living Room

11'8" x 12'9" (3.56m x 3.89m)

Kitchen

7'10" x 9'3" (2.39m x 2.82m)

Bedroom

9'7" x 12'9" (2.92m x 3.89m)

Bathroom

7'2" x 5'5" (2.19m x 1.65m)

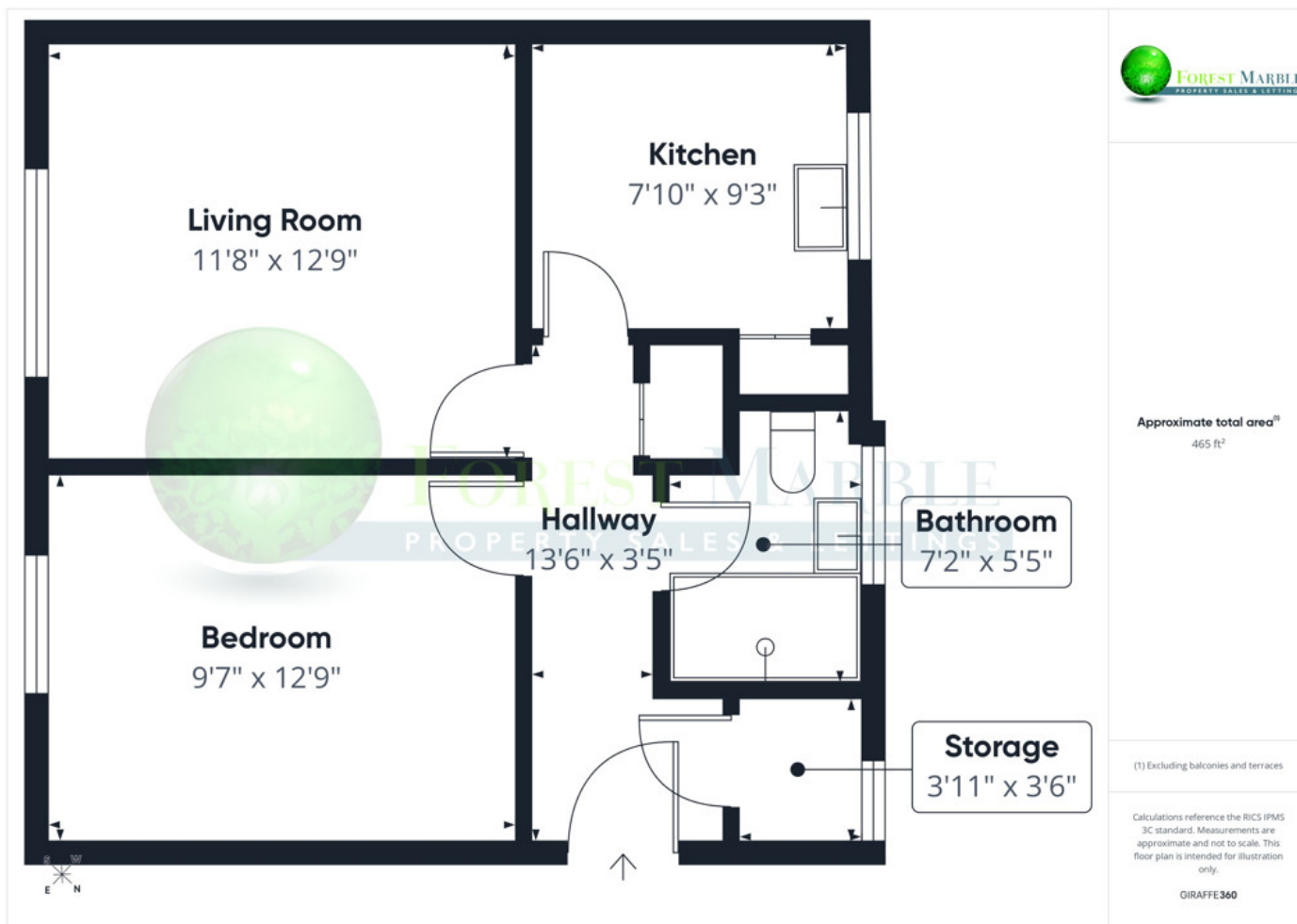
Directions

From our offices turn right and up Wallbridge, bearing right along Portway proceed along until you come to the T-Junction. Turn right and then at the round-a-bout turn left along Christchurch Street West. Follow along until you reach the next round-a-bout and take the first right turning along Vallis Way. Take the first right onto Selwood Road, follow this road down and The Mint will be on your left hand side shortly after the turning for trinity street.

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 roughly £tbc with a sinking fund estimated to be around £tbc per annum. Additional £tbc per annum. 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.





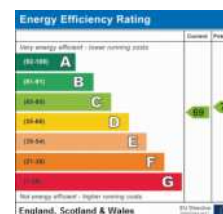
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer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