



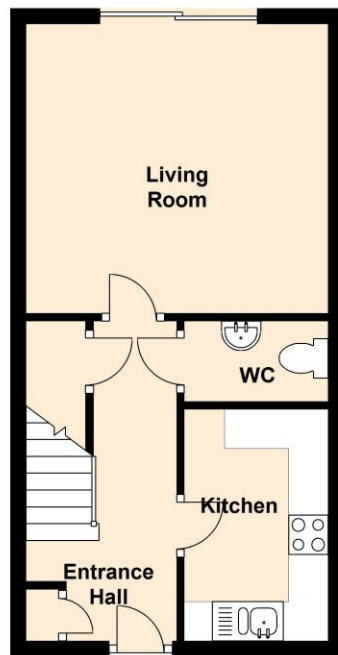
27 Marleys Way  
Frome  
BA11 3NG

Guide Price £225,000

Offering a perfect opportunity for someone to add their own personality to this two double bedroom house. With a block paved frontage, built parallel to the opposite terrace with open plan lawn area and planted trees. The entrance hallway has two useful storage cupboards and the stairs to the first floor whilst doors provide access into the cloakroom, kitchen and the living room. Beyond the living room through patio doors is the garden which features a pleasant south facing aspect. The first floor has two double bedrooms with the front bedroom benefitting from built in wardrobes and the airing cupboard. The bathroom features a white suite with a shower over the bath. The single garage is located under a nearby coach house with an adjacent (numbered) parking space. Vacant and ready to go.

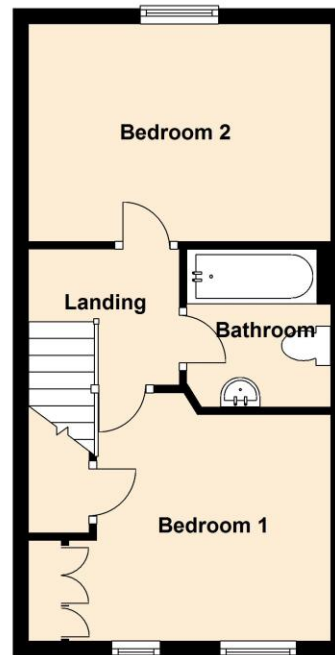
### Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



### First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

### Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

### Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

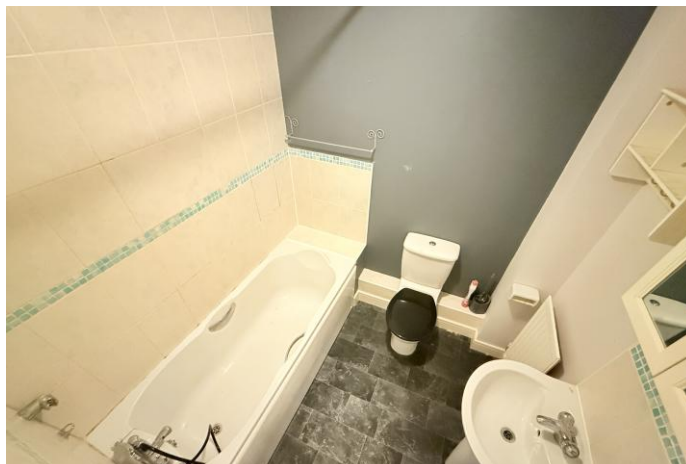
### Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*



- 648 Sqft Two Bedroom Terraced House Built in 2006.
- Requiring Some TLC With Floor Coverings & Re-Decoration Needed
- Gas Central Heating & Double Glazing
- Entrance Hallway, Two Storage Cupboards & Downstairs WC
- Fitted Kitchen
- Living/Dining Room
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden, Single Garage & Additional Parking Space
- No Onward Chain

- Kitchen 9' 8" (2.95m) x 6' 0" (1.83m)
- Living Room 12' 6" (3.81m) x 12' 1" (3.68m)
- Bedroom One 10' 5" (3.18m) x 10' 1" (3.07m)
- Bedroom Two 12' 6" (3.81m) x 9' 1" (2.77m)
- Bathroom 6' 7" (2.01m) x 6' 4" (1.93m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 27 Marleys Way Frome BA11 3NG

The House Tenure is Freehold & The Garage Tenure Is Leasehold With An Annual Development Charge Of Approximately £500

All Main Services Are Connected

The Council Tax Band Is B And Is Charged At £2089.62 for 2026/27



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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