



Culverhill, Frome

**Offers in Excess £110,000**

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



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour to explore this immaculate one-bedroom first-floor apartment that is available for sale with no onward chain. As you enter, you are welcomed by a spacious hallway with plenty of room for storing coats and shoes. The modern kitchen has space for a dining table and enjoys lovely views over the surrounding countryside. The generous living room is beautifully presented, offering plenty of space while still feeling cosy and inviting with dual aspect windows. The double bedroom comfortably accommodates a double bed and also benefits from a large airing cupboard. The family bathroom is fitted with a bath and shower. Throughout the apartment, natural light creates a bright, open and homely feel. To view the virtual tour please follow this link: [Click Here](#)**

### **Situation**

This fantastic starter home sits in an increasingly well developed and popular area of Frome and is within a moment's walk of a Co-Op store, as well as easy access to local pub at Keyford, restaurants and the town centre. 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. 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**

**One bedroom apartment**  
**Close to amenities**  
**First Floor**  
**No onward chain**  
**Large Living Room**  
**Modernised and well presented**



## Rooms

### Hallway

6'2" x 4'10" (1.88m x 1.47m)

### Kitchen/Diner

9'8" x 11'0 (2.95m x 3.35m)

### Living Room

9'7" x 14'2" (2.92m x 4.32m)

### Bedroom

8'9" x 10'10" (2.67m x 3.30m)

### Bathroom

6'2" x 5'10" (1.88m x 1.78m)

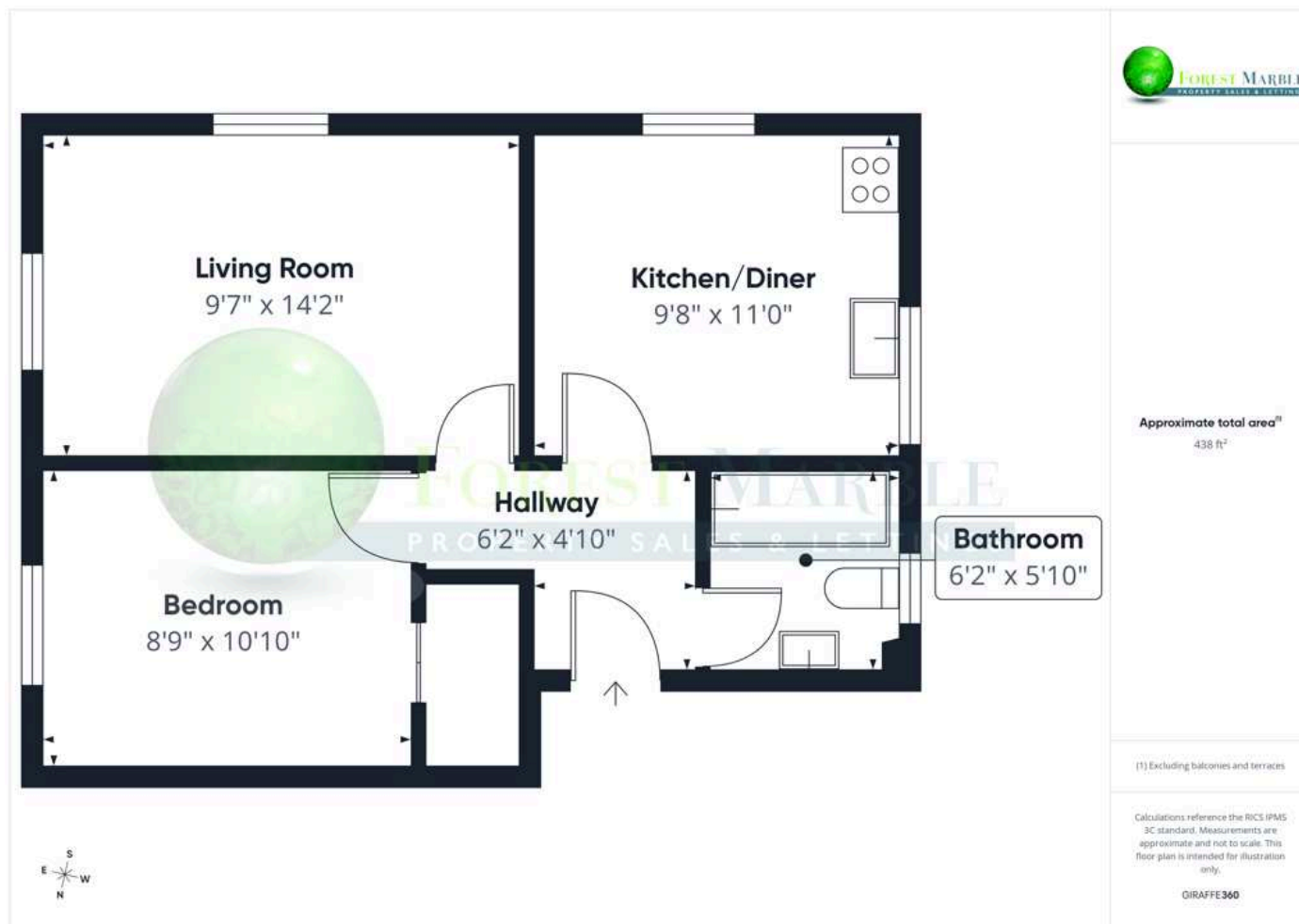
## Directions

From our offices turn right on Wallbridge and continue straight before forking left at the traffic light onto Locks Hill. Proceed up Locks Hill and turn left at the Keyford traffic lights. Proceed past the Co-Op and the property will be on your right hand side before the junction to Mount Pleasant.

## Agent notes

This is a leasehold property with a balance of 975 years remaining on the lease. We understand that there is an annual ground rent payable of £75 and that the monthly management fee is £40 per month. 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 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 want from your estate agent.





### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [aaron.blaney@forestmarble.co.uk](mailto:aaron.blaney@forestmarble.co.uk)

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.