



Fairview, Mells

£400,000

Council Tax Band B Tax Price £1,590 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual tour and call Forest Marble 24/7 to book your viewing on this post war three bedroom family home situated in the heart of the popular village of Mells, which is within 10 minutes of Frome. The property offers three bedrooms, two reception rooms (lounge has open fire), conservatory, kitchen breakfast room and southerly facing rear garden. Ideal family home and for those looking for the village life yet still able to work from home. To interact with the virtual tour please press the link.

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

What the Owners Love

Having brought their family up here over the last 20+ years, the owners are now looking to downsize, having loved every minute of living in this family home. When first viewing the property as they drove down the hill in to the village they had already decided this was where they wanted to live. They love the size of the home and the multiple rooms which offer flexible living and being able to work from home; sitting in front of the open fire is a real treat. They adore their garden which is a real sun trap, and enjoy sitting in the heated conservatory when they can't get in the garden. They really enjoy every aspect of village life and will miss walks to the Talbot Inn with the dog and the stunning views to the front of the property. They really appreciate the importance of the village shop/post office and the local school. The sellers trust the next owners enjoy the property as much as they do.

- Village Location
- Two Reception Rooms
- Southerly Facing Garden
- Large Conservatory
- Off Road Parking
- Stunning Views to Front

Rooms

Ground Floor

Entrance Hall

Lounge

9'9" x 16'3" (3.02m x 4.97m)

Dining Room

11'11" x 10'3" (3.39m x 3.14m)

Kitchen

6'10" x 14'7" (1.86m x 4.48m)

Conservatory

21'9" x 7'3" (6.67m x 2.22m)

Family Bathroom

8'7" x 5'4" (2.65m x 1.65m)

1st Floor

Landing

Bedroom 1

9'10" x 16'3" (2.77m x 4.97m)

Bedroom 2

9'10" x 8'7" (2.77m x 2.65m)

Bedroom 3

9'8" x 7'4" (2.99m x 2.26m)

Cloakroom



Outside

Gardens

The property enjoys extensive gardens to the rear which are southerly facing and you will enjoy sitting out on the patio in the sun. Mainly laid to lawn with shrub and herbaceous borders, wooden storage shed to the rear. Side access to the front. To the front of the property is a raised fish pond and a mix of lawn and herbaceous borders, you will enjoy tending to the front garden whilst taking in the views.

Parking

Off road parking to the front of the property comfortably fitting 3 cars.

Directions

Entering Mells from the South, go past the village shop on your right hand side and follow the road. Turn right into Fairview and the property will be found on your right hand side.

Agents Notes

The vendors inform us that there is a right of way to the front of the property. 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, 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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