



## Valley View, Frome

£350,000

Council Tax Band C Tax Price £1,817 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



Call Forest Marble 24/7 to book your viewing on this detached three bedroom family home in a popular residential location in the Somerset town of Frome. The property offers a generous living room, open plan style kitchen diner, conservatory, three bedrooms and family bathroom. Outside you have great views across the town and over towards Whatcombe Meadow.

Reasonable garden with lots of scope and single garage and parking. To interact with the virtual tour please follow the

link <https://tour.giraffe360.com/valleyviewfrome/>

#### Situation

Situated in a very popular residential location within easy access of the local schools, the popular Whatcombe Fields and walking down to the shops. 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, banks, 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 & Bristol. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

- Family Home
- Stunning Views
- Two Reception Rooms
- Conservatory
- Garage and Parking
- No Onward Chain

#### What The Owners Love

As soon as the owners saw the views from the back of the house they were sold, they were looking for an investment property and it has been rented for a number of years by the same person. They really like the flexible options the downstairs space offers and that you can walk into town with ease. There is also countryside walks along Whatcombe Fields which is a real treat.

#### Rooms

##### Ground Floor

##### Entrance Hall

8'4" x 4'7" (2.56m x 1.43m)

##### Lounge

14'8" x 11'5" (4.51m x 3.51m)

##### Dining Room

10'2" x 7'4" (3.11m x 2.26m)

##### Kitchen

10' x 7'2" (3.05m x 2.19m)

##### Conservatory

8'8" x 8'4" (2.68m x 2.56m)



## First Floor

### Landing

#### Bedroom 1

13'7" x 8'2" (4.18m x 2.50m)

#### Bedroom 2

9'2" x 8'10" (2.80m x 2.47m)

#### Bedroom 3

9'3" x 6'5" (2.83m x 1.98m)

#### Bathroom

5'6" x 6'5" (1.71m x 1.98m)

### Outside

#### Garden

Elevated garden with fantastic views, area of lawn and patio. To the side is a decking area.

#### Garage

Single garage with power and light

#### Parking

In front of garage

### Directions

Entering Frome on the Radstock road turn left into Whatcombe Road and then right again into Upper Whatcombe, turn right into Valley View and follow the road around and the property will be found on your left hand side.

### Agents Notes

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, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Ground Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
782.20 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### 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: [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@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.

