



Blagdon Walk, Frome

£475,000

Council Tax Band D Tax Price £2,045 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this executive three bedroom detached home built in the early 1990s by Prowting Homes. Blagdon Walk is a location on which houses of this ilk seldom come to market. Although this plot was originally designated as four bedroom home, the developer incorporated larger bedrooms and an additional en-suite bathroom to create this substantial three bedroom home in what now proves to be one of the more desired locations of Frome. To interact with the virtual reality tour, please follow this link: <https://tour.giraffe360.com/blagdonwalkfrome/>**

#### **What our Vendors Love**

The sellers of this home have been here since it was first built in 1991. In that time they have seen new neighbours come and go, but have always enjoyed the friendly street and pleasant greenery of the surroundings. Green field open spaces are easily found in the immediate vicinity, and a short stroll will have you at the local shops within minutes. The initial draw to the house itself was the space that it offered them internally. The three bedroom accommodation on the footprint of a four bedroom house suited their requirements perfectly and allowed for more storage space than they had seen elsewhere. We are told that this is a year round warm house that is very easy to keep. The warmth of the home may in part be due to the South facing nature of the rear garden that really makes for bright and inviting living spaces. The car port has been a great bonus also as it provides shelter for vehicles during cold or wet weather, in addition to allowing shopping to be transported from car to house without the requirement of an umbrella!

- **Detached Executive Style Home**
- **Three Bedrooms**
- **En-Suite Facilities**
- **South Facing Garden**
- **Driveway Parking and Garage**
- **Popular Location**



## Rooms

### Entrance Hall

9'11" x 6'8" (2.78m x 2.07m)

### Living Room

18'6" x 12'2" (5.67m x 3.72m)

### Dining Room

11'2" x 8'7" (3.41m x 2.65m)

### Kitchen

12'6" x 8'7" (3.84m x 2.65m)

### Cloakroom

5'2" x 3'3" (1.58m x 1.01m)

### Bedroom One

10'8" x 13'2" (3.29m x 4.02m)

### En-Suite

7'5" x 5'5" (2.29m x 1.68m)

### Bedroom Two

10'11" x 8'11" (3.08m x 2.47m)

### Bedroom Three

8'2" x 8'9" (2.50m x 2.71m)

### Bathroom

7'11" x 5'5" (2.17m x 1.68m)

### Garage

17'2" x 9'10" (5.24m x 2.77m)

### Parking

Outside the property you will find driveway parking for three vehicles. The area immediately in front of the garage is under a solid construction car port and is a fantastically useful feature of the home.

## Gardens

To the front of the house the garden is well appointed with established trees, beds and shrubs. The broad frontage is not only attractive but allows for a sense of distance from the pavement and sets the house comfortably back from the road. To the rear you will enjoy warm sunny days as the garden is South facing and enjoys the very best of the light. The lawn and borders are immaculately tended and a summer house in the rear corner will allow you the perfect spot to sit and enjoy your afternoons. A patio off of the living room and a side access gate complete this excellent space.

## Directions

From our offices turn left down Wallbridge and take a left onto New Road. Continue along through to Rodden Road and onto Bath Road. At the traffic lights turn right onto Stonebridge Drive, continue past Tesco Express and then onto Brunel Way. Continue past the large green on your right hand side and take the left turn onto Blagdon Walk. The house will be on your right hand side.

## Agent 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, Independent Financial Advice and conveyancing. In fact everything you





Approximate total area<sup>(1)</sup>  
1158.98 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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	