



Lynfield Road, Frome

£400,000

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 charming 1930's semi-detached house located in the heart of Frome. This stunning property was built in 1936, and has been lovingly maintained and updated to meet modern standards while still retaining its classic character. The interior features a cosy living room with an open fireplace, perfect for chilly evenings, and a bright and airy dining room that's great for entertaining. The kitchen is fully equipped with modern appliances and plenty of storage space. Upstairs, you'll find three generously sized bedrooms, each with ample closet space. The modern bathroom features a bath with shower over, perfect for relaxing after a long day. Outside, the property features a lovely garden, perfect for summer barbecues and outdoor entertaining. To interact with the virtual tour please follow the link: [click here](#)

What The Vendors Love

Having bought the property over 25 years ago, we immediately fell in love with the properties charm and character as soon as we stepped through the front door, we knew then that we wanted it. We have loved every minute of bringing up our children here and we now enjoy watching our grand children playing in the house to. The location is peaceful and it is so convenient for nipping into town or getting to the schools. We love the layout of the house and have had plans to convert the large attic space into a functional room, albeit has been used via the step ladder! We will miss living in our beautiful home however life means we now need to move closer to our family.

Key Features

- Three Bedroom Character Property
- Two Reception Rooms
- Open Fire
- Garage and Parking
- Walk To The Shops
- Close to Popular Schools



Rooms

Entrance Hall

15' x 7' (4.57m x 2.13m)

Lounge

14'7" x 11'5" (4.48m x 3.51m)

Dining Room

12'3" x 10'10" (3.75m x 3.08m)

Kitchen

8'10" x 8'2" (2.47m x 2.50m)

Utility Room

6'2" x 8' (1.89m x 2.44m)

Landing

12' x 8'3" (3.66m x 2.53m)

Bedroom 1

14'8" x 11'6" (4.51m x 3.54m)

Bedroom 2

12'4" x 10'6" (3.78m x 3.23m)

Bedroom 3

8'7" x 8'3" (2.65m x 2.53m)

Bathroom

6' x 7' (1.83m x 2.13m)

Attic

Drop down ladder, window, power and light. Ideal for a loft conversion subject to relevant permissions.

Garden

A pleasant garden with a raised patio to the rear of the property and down on to an area mainly laid to lawn with shrub and herbaceous borders.

Garage and Parking

Garage in a block with wooden doors and tandem parking to the front.

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

Directions

From our offices turn right along Wallbridge and bear right along Portway. Straight over at the roundabout and at the T-junction turn right. At the roundabout turn left along Christchurch Street West, continue along until you enter the Badcox area and Nunney Road will be found on your left hand side. Turn onto Nunney road and then right onto Lynfield Road. The property will be on your left hand side.





Ground Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1016.58 ft²

Reduced headroom
10.34 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0
England, Scotland & Wales			
EU Directive 2002/91/EC			