



FOREST MARBLE
PROPERTY SALES & LETTINGS



Lansdown Mews, Frome

Offers in Excess £130,000

Council Tax Band A Tax Price £1,363 pa



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Interact with the virtual reality tour before calling Forest Marble 24/7 to arrange your viewing of this charming Frome maisonette. The property is located in a particularly private spot that one would not necessarily happen upon by accident. It sits on a small mews of just a handful of similar properties and as such has a real air of peace and security. The home boasts a large open plan living room and kitchen that service the one bedroom accommodation, with said accommodation laid out across the first floor and accessed via the private front door from ground level. Externally you will enjoy a small outdoor space and private parking close to your front door. Please follow this link to interact with the virtual reality tour:

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

What Our Vendor Loves

When our seller bought this property it was a first step onto the ladder and has since served as home, and more recently rented out to tenants. As a first time purchase it was a perfect size and the perfect location. Our vendor tells us that the location felt private given its off the beaten track setting and no through road status, and that if you didn't live there then you would likely never know it existed. This appealed massively as it felt safe as well as being quiet. The property has great parking and can accommodate two vehicles, however the car can soon become redundant as all of the facilities in town are an easy walk away. Since owning the property other things have become more apparent. The private front door meant that neighbours weren't an issue in terms of noise or general disturbance and that the elevated position allows for some lovely views from both ends of the home. The outdoor space is secluded and serves as place to sit as well as being ideally tailored for barbecuing or hanging washing (not necessarily at the same time!). In all, this place has been an important part of our client's life for almost two decades and now it will be for somebody else to hopefully enjoy for next two.

- Purpose Built Maisonette
- First Floor Accommodation
- Open Plan Living Space
- Private Parking
- Close to Town Centre
- Quiet Location



Rooms

Hallway Landing

15'10" x 2'10" (4.60m x 0.64m)

Living Dining Room

9'5" x 12'10" (2.90m x 3.69m)

Kitchen

4'11" x 9'6" (1.50m x 2.90m)

Bedroom

10'5" x 9'6" (3.20m x 2.93m)

Bathroom

5'2" x 9'7" (1.58m x 2.96m)

Parking

Private allocated parking close to the front door **Outside**

Space

Externally you have a small outdoor space with some lawn and ample space for table and chairs

Directions

From our offices turn right up Wallbridge and bear right at the traffic lights onto Portway. Continue along this road taking first exit at the mini roundabout and turn right along Wesley Slope. Turning left at the mini roundabout into Christchurch Street West, continue until you reach the next roundabout and take the first turning which will bring you onto Broadway. Turn right on Houston Way before turning left onto Lansdown mews. As you enter the mews proceed between the buildings at the end, into the parking area and the property will be on your left hand side.

Agent Notes

Our client advises us that the property is leasehold and benefits from the balance of 999 years lease (969 remaining). There is a management fee payable of £30 per month that contributes to the ground rent, buildings insurance and upkeep of communal areas. 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.





Approximate total area⁽¹⁾
402.59 ft²

(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

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