



Stonebridge Drive, Frome, BA11 2SB

£1,000 per month

Council Tax Band B Tax Price £1,763 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Call Forest Marble 24/7 to book your viewing of this two bedroom modern property in a great location in the Stonebridge area of Frome. Comprised of a large lounge diner, fitted kitchen, two double bedrooms and bathroom and to the rear a low maintenance courtyard style garden with raised decking. Parking to the rear. Available early August.**

### **Situation**

This fantastic home sits on the popular Bath side of Frome and boasts a great location within a few minutes walk of the Tesco Express, other local stores, Merlin Theatre and the sports centre. Frome town itself is one of Somersets 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 onto the ring road and the cities of Bath, Bristol & Salisbury are well within reach.

### **Key Points**

- Two Bedroom
- Great Location
- Open Plan
- Available August
- Modern Kitchen
- Close to Local Amenities

### **Rooms**

#### **Entrance Hall**

4'8" x 6'7" (1.46m x 2.04m)

#### **Lounge/Diner**

18'11" x 13'6" (5.52m x 4.15m)

#### **Kitchen**

9'4" x 6'10" (2.86m x 1.86m)

#### **First Floor Landing**

2'10" x 6'7" (0.64m x 2.04m)

#### **Bedroom One**

8'11" x 13'3" (2.47m x 4.05m)

#### **Bedroom Two**

9'9" x 9'9" (3.02m x 3.02m)

#### **Bathroom**

6'7" x 6'7" (2.04m x 2.04m)



### **Front Garden**

Path leads up to the front door, mainly laid to lawn with shrub borders and hedging to the front providing a little bit of privacy.

### **Rear Garden**

Low maintenance rear garden with raised decking area, and then laid to chipped slate, which is ideal for setting up a range of plant pots. Gate leading to the rear access and round to the parking.

### **Parking**

To the rear of the property is a single parking space in front of the owners garage. It is to be noted that the garage is not included currently with the tenancy.

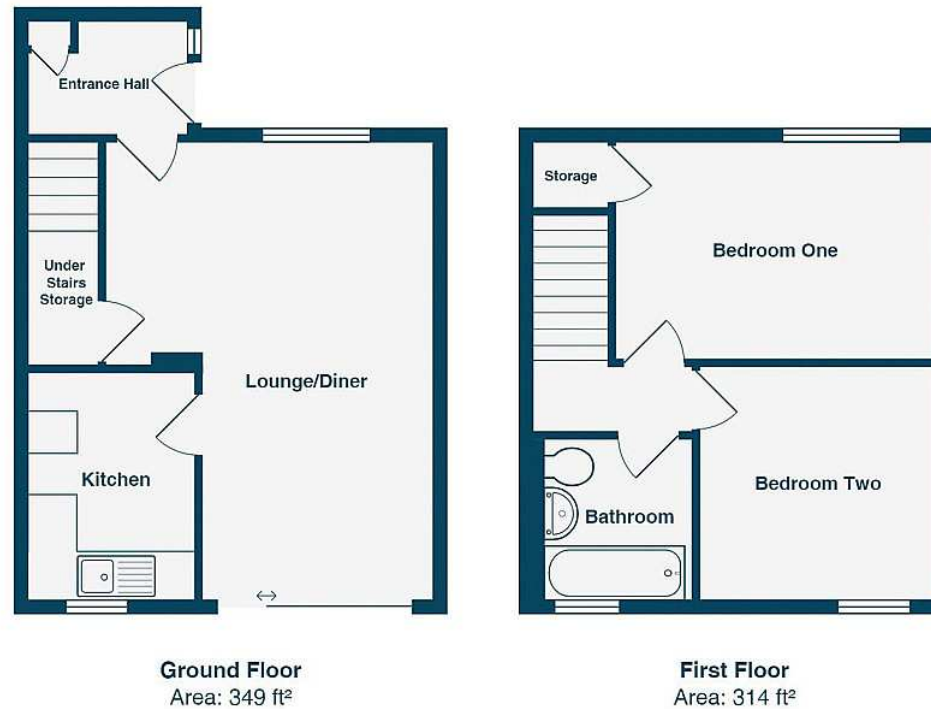
### **Directions**

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 along and the property can be found on your right hand side.

### **Agents Notes**

Albeit the property has a garage this is not included within the rental. 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.





Total Area: 663 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Forest Marble Ltd

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	72	
(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		