



New Buildings, Frome

Guide Price £200,000

Council Tax Band B Tax Price £1,596 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Offered for sale by auction - Call Forest Marble 24/7 to booking your viewing of this three bedroom character property, bursting with potential and found amongst a scenic array of period properties. For those looking to leave their mark on a property and create their dream home, this property is an excellent opportunity. Set out over three storeys, the property enjoys living accommodation including a lounge, dining room, kitchen and downstairs bathroom concluding the ground floor. Over the next two floors, you find three well proportioned bedrooms, with a rear garden housing a stone built shed.

Auction set to commence on Tuesday 10th October 2023.

Situation

This character property sits on the Southern side of Frome and boasts a great location, not overlooked to the rear of the property and conveniently located to nip into town to go shopping. It also benefits from being a short distance to the main line railway station. 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. 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 and Bristol. Transport links will have you quickly out to the cities of Bath, Bristol and Salisbury are well within reach.

- Fantastic Project Opportunity**
- Character Home**
- Located Close to Frome Town Centre**
- Outside Garden Space**
- For Sale by Auction**
- Viewing Essential**



Rooms

Entrance Hall

2'7" x 4'4" (0.82m x 1.34m)

Main Living Space

22'3" x 10'5" (6.80m x 3.20m)

Dining Room

8'9" x 9'7" (2.71m x 2.96m)

Kitchen

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

Bathroom

7'4" x 4'9" (2.26m x 1.49m)

First Floor Landing

12'2" x 6'3" (3.72m x 1.92m)

Bedroom One

13'4" x 11'4" (4.08m x 3.47m)

Bedroom Two

7'5" x 9'9" (2.29m x 3.02m)

Second Floor Landing

Bedroom Three

20' x 9'6" (6.10m x 2.93m)

Rear Courtyard Garden

With stone/brick built outbuilding/shed

Directions

From our offices drive up Lock's Hill and turn left down Adderwell Road, follow this road on to Foster Road and continue into New Buildings. The property will be found on your right hand side.

Agent Notes

Forest Marble offer this property for sale by traditional auction through Hammertime Property Auctions Ltd. If you wish to register an interest in this property please visit <https://hammertime-property-auctions.eigonlineauctions.com/> and follow the link for current properties where you will be able to register for the auction, view auction terms and conditions and download the legal pack. Full guides to buying and selling at auction are also available. Hammertime Property Auctions is an innovative auction platform that allows for you to register and bid on properties from the comfort of your home rather than having to travel to the auction in person.

Auction Notes

On the fall of the hammer you agree to exchange contracts on the property and you will need to pay a 10% deposit (of the final purchase price) and also the auctioneers fees of 1.5%+vat of the purchase price, (subject to a minimum of £2,500 plus vat). An automated payment will be deducted from your nominated card on completion of the auction and you will receive a memorandum of sale straight after the auction which will itemise payments required for exchange and completion. We advise you have access to all of the legal paperwork in advance for your solicitor to check over. You may need to pre-arrange your finances so you know what you can afford to bid. To make the auction fair to everyone, virtual bidding is carried out online and the bidding window is open for 48 hours so you have plenty of time to secure the property. All you need to do is register your details on the live auctions page and then you can access the bidding portal and the legal documents.





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.

