



## Oakfield Close, Frome

£290,000

Council Tax Band B Tax Price £1,596 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to book your viewing of this well presented three bedroom semi detached family home that is situated in a very popular residential location within easy access of the local schools and a short walking distance to the shops situated in the Badcox area of Frome as well as the Town Centre. The main living accommodation of the property comprises of a modern open plan kitchen diner running from front to back of the house, along with a spacious dual aspect lounge. Upstairs, you will enjoy three well proportioned bedrooms with separate bath and cloakroom. externally you have front and rear gardens in addition to driveway parking leading to the single garage with workshop or storage space to the rear. To interact with the virtual reality tour, please follow this link:

[Virtual Tour](#)

### What Our Vendors Love

After 46 years in this home you might say that the house is part of the family, and we are told that it has certainly played a fantastic role in the lives of our vendors. They raised their children here and now see their grandchildren playing outside in the same safe environment years later. The cul-de-sac has always been a lovely community to be a part of, with nearby families and neighbours always warm and welcoming. We are told that the quietness here is significant, and that you can remain undisturbed by noise or traffic throughout the day. The home is ideally positioned for access to the town's schools as children are growing up, and that the shops are only minute or two away. Our sellers have always described the location as the best of both worlds in terms of having the town centre and amenities to one side of you, and countryside and rolling green fields to the other. Egford, Nunney, The Mendip Hills and the South West Countryside are all right there when an escape to the country is needed.

- Semi-Detached Family Home
- Three Bedrooms
- Front and Rear Gardens
- Driveway Parking
- Large Garage/Workshop
- Great Location Close to Schools and Town Centre



## Rooms

### Entrance Hall

5'3" x 3'7" (1.62m x 1.13m)

### Kitchen Diner

14'7" x 18' (4.48m x 5.49m)

### Living Room

9'5" x 17'11" (2.90m x 5.21m)

### First Floor Landing

9'8" x 5'5" (2.99m x 1.68m)

### Bedroom One

9'9" x 11'9" (3.02m x 3.63m)

### Bedroom Two

10'10" x 9'2" (3.08m x 2.80m)

### Bedroom Three

7'9" x 8'2" (2.41m x 2.50m)

### Bathroom

6'10" x 5'5" (1.86m x 1.68m)

### WC

4'10" x 2'5" (1.25m x 0.76m)

### Garage

9'3" x 21'9" (2.83m x 6.67m)

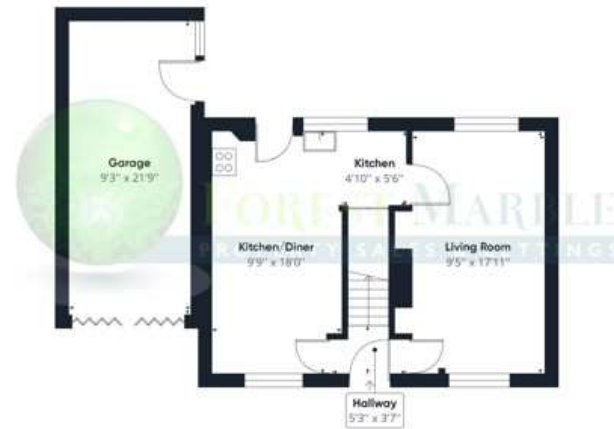
## Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn right down to the roundabout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next roundabout and take the first turning which will bring you onto Broadway, continue along and turn left down Oakfield Road, the cul-de-sac entrance will be the second turning on your right and the property will be found 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 need to help you move.





Ground

Approximate total area<sup>(1)</sup>  
1023.41 ft<sup>2</sup>



Floor 1

(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.