



FOREST MARBLE
PROPERTY SALES & LETTINGS



Stoodley Terrace, Oakfield Road, Frome

£325,000

Council Tax Band C Tax Price £1,817 pa



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Interact with the Virtual Reality Tour and call Forest Marble 24/7 to arrange your viewing of this modern end terrace three bedroom home that offers potential new owners all the practicalities of modern living, with the sought after location often reserved for older style properties. The house boasts an impressive second floor master suite which incorporates a walk in wardrobe and en-suite shower room, two further double bedrooms and family bathroom are found on the first floor. The convivial open plan kitchen/diner has double doors into the living room which in turn has French doors onto the enclosed rear garden. Please follow this link to view the virtual reality tour:

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

What Our Vendor Loves

I've loved living here since buying the house from new six years ago. I love the size of the bedrooms, especially my room at the top of the house, and my walk in wardrobe is a real luxury. No one ever has to queue for the toilet in this house! There is plenty of storage space. Parking is never a problem as we have two private parking spaces tucked away. Location has been perfect... No school runs as we live right across the street from them. You can't get closer! We are in between two parks so my son can go out safely and meet his friends. The beautiful Vallis Walk is a stones throw away. A short walk down the Hill, you come to the shops and restaurants at Badcox, and carry on walking and you are in the centre of town. I really will miss living here.

- Modern End Terrace Townhouse
- Highly Thought Of Development
- Three Double Bedrooms Including En-Suit
- Open Plan Kitchen Diner
- Close to Schools and Town Centre
- Private Parking



Rooms

Entrance Hall

8'8" x 3'3" (2.68m x 1.01m)

Cloakroom

5'7" x 2'9" (1.74m x 0.88m)

Kitchen Diner

15'10" x 10'10" (4.60m x 3.08m)

Living Room

11'7" x 13'6" (3.57m x 4.15m)

First Floor Landing

9' x 5'11" (2.74m x 1.56m)

Bedroom Two

9' x 13'4" (2.74m x 4.08m)

Bedroom Three

11'9" x 10'3" (3.63m x 3.14m)

Bathroom

6'2" x 6'4" (1.89m x 1.95m)

Primary Bedroom

14'10" x 13'7" (4.30m x 4.18m)

En-Suite

7'5" x 5'10" (2.29m x 1.55m)

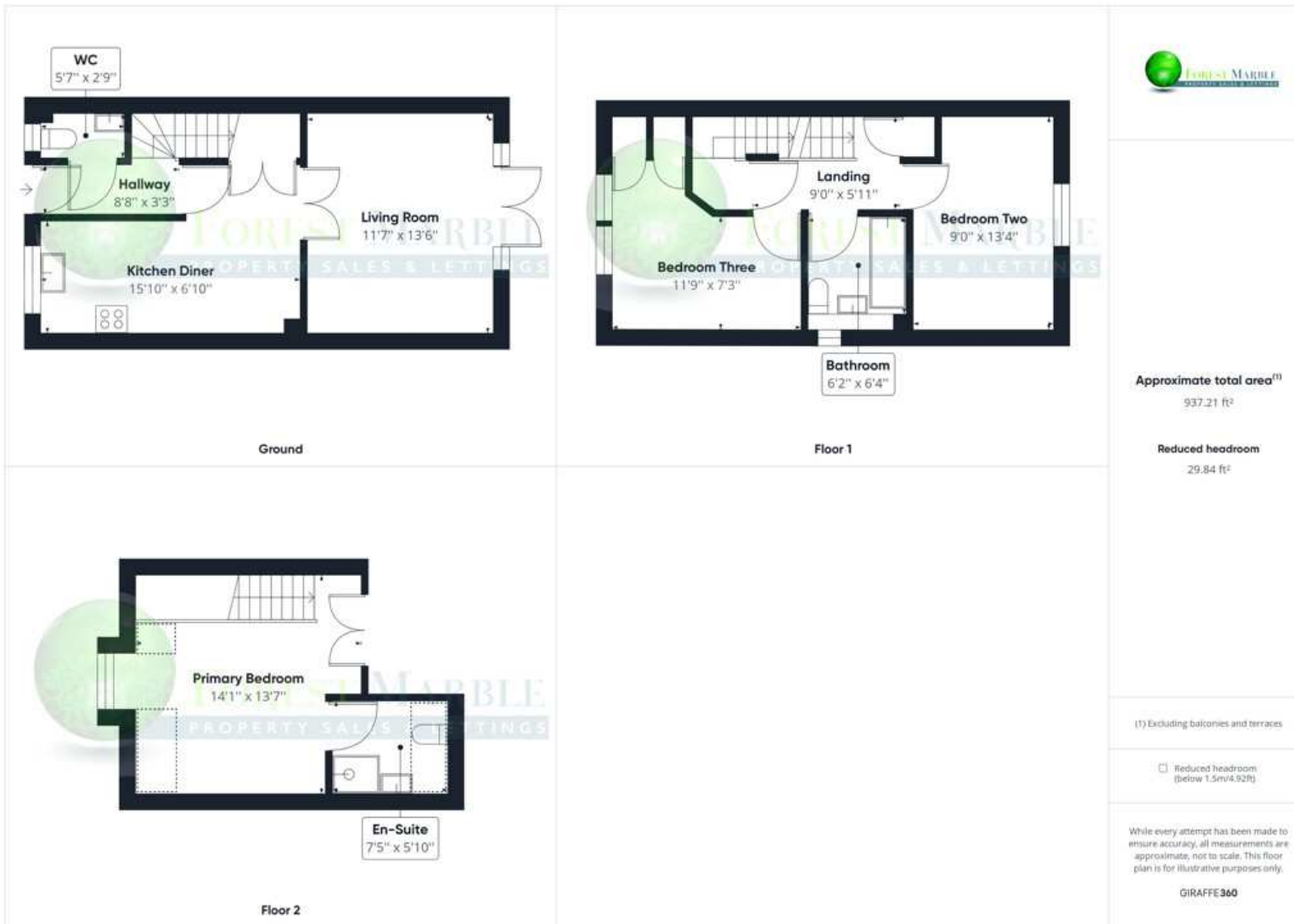
Directions

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 property will be found on your left hand side.

Agent Notes

Our Client informs us that the property is subject to an estate management charge of £25 per year. 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.





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.

