



Cabell Road, Frome

£130,000

Council Tax Band A Tax Price £1,368 pa



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PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 after interacting with the virtual tour to book your viewing on this ground floor apartment on the western side of Frome. The property offers a generous lounge and bedroom, kitchen and shower room, from the entrance hall you will find three large storage cupboards. Outside you have front and rear gardens. An opportunity to put your own stamp on the property with some modernisation being a benefit. To interact with the virtual tour please follow this link <https://tour.giraffe360.com/cabellroadapartment/>

Situation

Situated in a very popular residential location within close proximity to the western outskirts of Frome. 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 & Bristol. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

Key Features

- Ground Floor Apartment
- Front and Rear Gardens
- Opportunity to Improve
- Lots of Storage
- Ideal First Time Buy or Investment
- Low Management Fees



Rooms

Entrance Hall

3'5" x 8'8" (1.07m x 2.68m)

Lounge

14'4" x 12'5" (4.39m x 3.81m)

Kitchen

7'10" x 10'9" (2.16m x 3.32m)

Bedroom

10'9" x 11'11" (3.32m x 3.39m)

Shower Room

6'6" x 5'9" (2.01m x 1.80m)

Front and Rear Gardens

The property benefits from a low maintenance front and rear garden

Parking

Shared residents parking bays are available

Agents Notes

The property is leasehold and we are told has 104 years remaining on the lease. We are informed the annual charges are £10 per annum ground rent and £41.27 per annum for buildings insurance.

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.

Directions

From our offices turn right up Wallbridge and bear left onto Locks Hill. Continue along through the traffic lights and down Rossitors Hill continue along to the round a bout and turn left along The Butts. Proceed along and turn left into Cabell Road, the property will be found on your left hand side.





Approximate total area⁽¹⁾
504.62 ft²

Reduced headroom
14.80 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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