



30 Courts Barton, Frome, BA11 4QA

£260,000

Council Tax Band B Tax Price £1,596 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing on this modern three bedroom family home on the western side of Frome. The property comes with lounge, kitchen/dining room, three bedrooms, family bathroom and handy porch. Outside you will find off road parking, single garage and a sizeable rear garden.

Situation

The property is found in a popular road, close to the edge of Frome within walking distance of a wide variety of shops, restaurants and employers throughout the Marston Trading Estate. 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 center 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 Features

- Modern Family Home
- Three Bedrooms
- Garage and Parking
- Sizeable Enclosed Garden
- Kitchen / Diner

Rooms

Entrance Porch

A spacious welcome to the property with plenty of room for hanging your coats and kicking off your shoes. Tiled Floor.

3'3" x 5'7" (1.01m x 1.74m)

Lounge

A well proportioned lounge sat to the front of the property. Plenty of space on offer to configure your furniture. Stairs leading to the first floor landing and space under for a desk or extra storage.

13'7" x 14'7" (4.18m x 4.48m)

Kitchen

Sat across the back of the property and enjoying a sliding door opening out onto the rear garden. The kitchen is comprised of a range of wall and floor units with granite effect work surface over with integrated stainless steel sink drainer. Fitted electric double oven with four ring gas oven with four ring gas hob. Space for washing machine and under counter fridge. To the other end of the room is the dining area.

9' x 14'7" (2.74m x 4.48m)



First Floor Landing

Access to all first floor rooms, handy airing cupboard over the stair threshold and access to the loft which houses the combi gas boiler.

9' x 6'5" (2.74m x 1.98m)

Bedroom One

Sat to the front of the property this double bedroom offers plenty of space for wardrobes and bedside furniture.

12'6" x 8'2" (3.84m x 2.50m)

Bedroom Two

Sat to the rear of the property and enjoying views over the garden. Various options available with regards to best lay out.

8'10" x 7'10" (2.47m x 2.16m)

Bedroom Three

Sat to the front of the property with views over the front garden. Versatile room with flexibility to be a single bedroom or a work at home study.

6'5" x 5'10" (1.98m x 1.55m)

Bathroom

The family bathroom offers a panel bath with separate shower over. Low level wc and wash hand basin. Chrome towel radiator and shaver point.

5'7" x 6'5" (1.74m x 1.98m)

Garage and Parking

The driveway is to the side of the house and offers tandem parking in front of the garage which has an up and over door and benefits from a rear door leading out onto the garden.

Garden

The front of the property offers a low maintenance garden with an area of lawn and gravelled area. Path to the side leads through a wooden gate to the rear garden.

Comprised of a large patio to the back of the house with an area of lawn with various shrub and herbaceous borders.

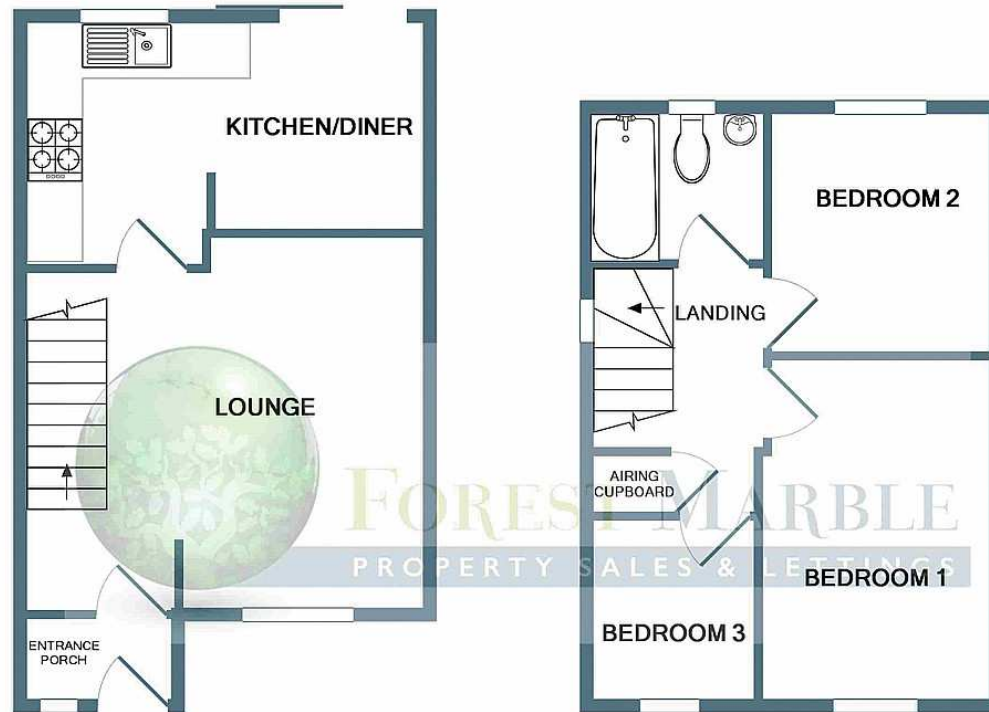
Directions

From our offices turn up Wallbridge and continue up Locks Hill, continue along this road until you get to the round-a-bout and turn left along The Butts, at the next round-a-bout turn right and right again onto Courts Barton, follow the road to the end and then turn right and the property will be found on your right hand side.

Agents Notes

The property is currently tenanted, the tenants are due to vacate in early January 2024. The photos were taken prior to this tenancy. 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, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you





GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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