



Stockhill Court, Coleford

£240,000

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 well presented three bedroom property in the village of Coleford on the edge of the Mendips. The property has been tastefully renovated over the years and now offers a modern family home with the benefit of well proportioned rooms, downstairs cloakroom and additional shower in addition to the family bathroom. Outside you will find plenty of space for the kids to run around in the garden and a the opportunity to immerse yourself in a thriving local community. To interact with the virtual tour please follow the link [click here](#)

What The Sellers Love About Their Home

Having bought the property as our first home we have loved every minute of living here with our young children and the village life that Coleford offers. We find the property gives us everything that we needed as a young family and we have enjoyed modernising the property making it into a lovely home it is today. There is plenty to get involved with within the local community and we will miss living here enormously, we hope the new owners will love it as much as we have.

Situation

Coleford is a village on the Eastern fringes of the Mendip Hills, South of Radstock and West of Frome. The village boasts a number of facilities including a primary school, convenience store, medical practice and two public houses. There is a wide range of options for supermarkets with Frome, Radstock and Midsomer Norton all within 7 miles and Shepton Mallet slightly further. There are fantastic walks nearby including the cycle path from Frome to Radstock which follows an old railway line and can be joined at Kilmersdon. Other attractions to the area include Vobster Diving Centre and Babington House Hotel & Spa.

Key Features

- Modernised Family Home
- Village Location
- Three Bedrooms
- Bath and Shower Room
- Rear Garden
- Generous Lounge



Rooms

Entrance Hall

27'11" x 5'11" (8.26m x 1.56m)

Kitchen Diner

11'9" x 11'5" (3.63m x 3.51m)

Lounge

14'3" x 11'2" (4.36m x 3.41m)

Cloakroom

5'8" x 2'7" (1.77m x 0.82m)

First Floor Landing

9'6" x 5'10" (2.93m x 1.55m)

Bedroom 1

13'2" x 10'8" (4.02m x 3.29m)

Bedroom 2

12'8" x 8'10" (3.90m x 2.47m)

Bedroom 3

9'10" x 8'5" (2.77m x 2.59m)

Family Bathroom

6'10" x 6'6" (1.86m x 2.01m)

Shower

2'10" x 3'8" (0.64m x 1.16m)

Garden

To the front of the property is a low maintenance garden and to the rear is a generous garden with two patio areas and mainly laid to lawn. There is rear access which leads to the front of the property and the allotments.

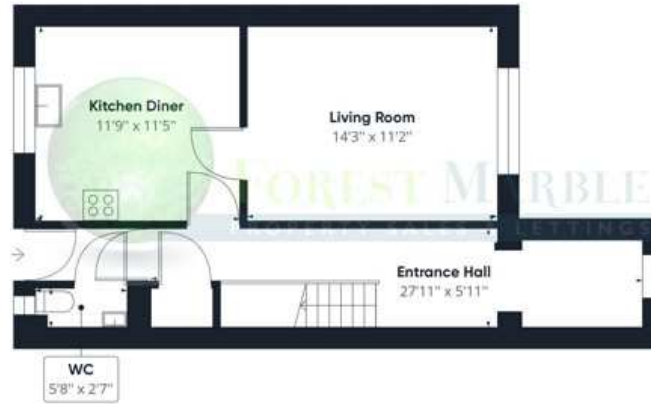
Directions

Entering Coleford from the South, continue along and take the second turning into Stock Hill Court. The property is found at the rear of the residents parking on the left hand side.

Agents 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



Floor 1

Approximate total area⁽¹⁾
913.85 ft²

(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

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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.

