



Butlers Gardens, Frome

Offers in Excess £375,000

Council Tax Band C Tax Price £1,824 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this large semi detached family home. The property is found close to Frome Town Centre and accommodation has been extended to incorporate up to four bedrooms and two generous reception rooms. The large kitchen is roomy and benefits from lots of fitted storage as well as a light aspect with views over the sunny South West facing garden. If you are looking for a home that is within easy walking distance of Frome Town Centre and just yards from the Train Station then this location should be high on your list. Please follow the link to interact with the virtual reality tour [here](#)**

### **What Our Vendor Loves**

Having spent over a decade in this home our vendors have loved growing as a family here and describe the cul-de-sac community as warm and helpful, and the location as quiet and out of the way enough to enjoy a quiet, peaceful position. Neighbours either side have become friends and will always welcome parcel deliveries or assist in retrieving bins on recycling day. Being so close to town has meant that the car can be left at home, and days out are easy as the railway station is just around the corner. On another practical note, schools are walkable from the house, with Selwood, Frome College and Oakfield Academy being almost equidistant. On top of all this our client tells us that they will miss the sunny back garden in particular. It is comparatively private and the South South West aspect means that it gets sun throughout the day and many sunny afternoons have been spent here.

- Extended Family Home
- Three/Four Bedrooms
- Two Reception Rooms plus Study
- Southerly Facing Rear Aspect
- Large Parking Driveway
- Garden Room/Cabin



## Rooms

### Porch

4'9" x 3'4" (1.49m x 1.04m)

### Living Room

21'9" x 9'11" (6.67m x 2.78m)

### Office/Bedroom Four

16'7" x 7'8" (5.09m x 2.38m)

### Dining Room

12'10" x 9'11" (3.69m x 2.78m)

### Kitchen

16'11" x 7'7" (4.91m x 2.35m)

### WC/Cloakroom

5'3" x 4'7" (1.62m x 1.43m)

### Bedroom One

13'2" x 9'10" (4.02m x 2.77m)

### Bedroom Two

11'4" x 9'8" (3.47m x 2.99m)

### Bedroom Three

9' x 7'8" (2.74m x 2.38m)

### Bathroom

6'11" x 7'11" (1.86m x 2.17m)

## Directions

From our office turn right onto Wallbridge and pass under the railway bridge. At the traffic lights fork left and take the first turning on your left. The house will be on your right hand side.

## Agent Notes

The property has solar panels fitted to the roof and benefits from day time power usage and feed in. 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**

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.

