



## Pedlars Grove, Chapmanslade

£335,000

Council Tax Band C Tax Price £1,970 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this charming semi-detached house that benefits from three bedrooms and attached garage and parking. The property offers comfortable living in a desirable location. As you enter the property, you are greeted by a spacious living room, perfect for relaxing or entertaining guests. The semi open floor plan seamlessly connects the living room to the modern kitchen diner, whilst upstairs you will find three well-appointed bedrooms, providing ample space for your family or guests. Externally, the property boasts a private rear garden, ideal for outdoor activities and enjoying the fresh air. There is also driveway parking available for your vehicles, in addition to the garage. This is a great family home and is found in one of the area's most popular rural villages. To interact with the virtual reality tour please follow this link: [Click Here](#)

### What Our Vendor Loves

Having lived in the village for some years previously it was an easy choice when our client found this home come to market back in 2020. Chapmanslade has always been a great place to live and the access to Bath, Bristol, Frome and Warminster meant that it was more than convenient for access to work and recreational destinations. The local primary school is just a short walk down the road, and the Three Horseshoes Pub that is only a few yards further along is a great asset that is enjoyed by many of the local residents. The layout of the house itself has worked really well as a family home, offering a very warm and very inviting feel. Generous room sizes, and the garden that has become the unofficial family football pitch will be particularly missed.

- Village Home
- Three Bedrooms
- Garage and Driveway Parking
- Private Garden
- Log Burning Stove



## Rooms

### Entrance Hall

14' x 5'8" (4.27m x 1.77m)

### Kitchen Diner

14'10" x 9'3" (4.30m x 2.83m)

### Living Room

12'6" x 15'5" (3.84m x 4.72m)

### First Floor Landing

10'8" x 6'4" (3.29m x 1.95m)

### Bedroom One

14' x 9'2" (4.27m x 2.80m)

### Bedroom Two

12'4" x 8'7" (3.78m x 2.65m)

### Bedroom Three

9'4" x 6'5" (2.86m x 1.98m)

### Bathroom

6' x 5'8" (1.83m x 1.77m)

### Garage

16'6" x 8'8" (5.06m x 2.68m)

## Directions

From our offices turn left onto Wallbridge and continue across traffic lights before turning left onto Styles Hill. Continue on this road as you leave Frome and ascend Lodge Hill into Chapmanslade. The property will be found on your left hand side as you enter the village.

## Agent 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.





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