



Somerton Gardens, Frome

£225,000

Council Tax Band B Tax Price £1,723 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this well proportioned and well situated two bedroom home. Originally built in the early 1990s these starter style homes have become very popular and much sought after locally. With generous amounts of outside space, private parking and a garage, these properties are ideal for those looking to get onto the housing ladder or those looking to retire or downsize. The location is brilliant for access to the local shops, chemist and bus routes as well as being a convenient walk from local schools from primary school to college level. Please follow this link to interact with the virtual reality tour: [Click Here](#)

Situation

This fantastic home sits on the popular Bath side of Frome and boasts a great location with views out over the green, leafy surroundings. 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.

- Two Bedroom House
- Garage and Parking
- Front and Rear Garden
- Cul-de-Sac Location
- Bath Side of Frome
- Vendor Suited



Rooms

Entrance Hall

8'11" x 5'11" (2.47m x 1.56m)

Kitchen

8'10" x 5'8" (2.47m x 1.77m)

Living Room

14'6" x 11'9" (4.45m x 3.63m)

First Floor Landing

6'11" x 3'2" (1.86m x 0.98m)

Bedroom One

9'4" x 11'11" (2.86m x 3.39m)

Bedroom Two

6'11" x 8'2" (1.86m x 2.50m)

Bathroom

6'8" x 5'5" (2.07m x 1.68m)

Garage and Parking

Private parking space leading to single garage with up and over door.

Directions

From our offices turn left onto Wallbridge and left again at the traffic lights onto New Road. Proceed under the railway bridge and onto Rodden Road. At the traffic lights on the cross road turn right onto Berkley Road and proceed along before tuning left onto Brunel Way. From Brunel way turn left into Wedmore Close and left again into Somerton Gardens. Follow around to the right and around to the right and the house will be on your right hand side.

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.





Ground



Floor 1

Approximate total area⁽¹⁾
534.31 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	