



Linsvale Drive, Frome

£300,000

Council Tax Band C Tax Price £1,970 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to view this well situated three bedroom family home with easy access to local schools and amenities. The property has a modern kitchen, spacious lounge diner, conservatory and upstairs three bedrooms and a shower room. Outside you have a southerly facing garden with plenty of room to create a lovely space to enjoy and the garage has been converted into a games room, this naturally could house plenty of other uses. To interact with the virtual tour please follow the link - [click here](#)

What The Vendor Loves About Their Home

Having lived here with our family for a number of years we have really enjoyed living in our home. We enjoy the spacious rooms downstairs and sitting in the conservatory doing my sewing is a real pleasure. Our son converted the garage so he had his own space to enjoy having friends around which he really enjoys and it benefits from its own access outside of the house. There is plenty of parking to the front of the property which was really important to us with more than 1 car in the family. Now we look to retire we hope the next family really enjoys living in our home.

Key Features

- Great Location
- Three Bedrooms
- Converted Garage
- Southerly Facing Garden
- Parking
- Modern Kitchen



Rooms

Entrance Hall

13'10" x 5'10" (3.99m x 1.55m)

Kitchen

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

Lounge / Diner

10'5" x 16'3" (3.20m x 4.97m)

Conservatory

10'7" x 10'9" (3.26m x 3.32m)

Landing

10'4" x 6'10" (3.17m x 1.86m)

Bedroom 1

10'6" x 9'10" (3.23m x 2.77m)

Bedroom 2

10'9" x 9'2" (3.32m x 2.80m)

Bedroom 3

7'8" x 6'2" (2.38m x 1.89m)

Shower Room

5'5" x 6'9" (1.68m x 2.10m)

Games Room

15'10" x 9'10" (4.60m x 2.77m)

Parking

There is multiple parking to the front and side of the property

Directions

From our offices turn left onto Wallbridge and then turn left at the traffic lights. Proceed along New Road and turn right onto St Johns Road and right again onto Boundary Avenue. Continue along onto Wyville Road and then right into Linsvale Drive. The property will be found on your right 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.





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.

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