



## Wedmore Close, Frome

£280,000

Council Tax Band C Tax Price £1,970 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 after interacting with the virtual tour to view this three bedroom family home. Ideal for upsizing, first time buyers or investors alike. The property has a well proportioned kitchen, large lounge diner which leads out onto the rear garden and benefiting from under stairs storage, downstairs wc. Upstairs there is two double bedrooms and a single / study and modern bathroom. Outside you have two parking spaces and a garden that is mainly laid to lawn with patio and shrub & herbaceous borders. Opportunity to put your own stamp on the property and a potential extension subject to planning. To interact with the virtual tour please follow the link: [click here](#)

### Situation

Situated in a very popular residential location within close proximity to Frome Community College, Frome Rugby Club and local amenities. 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. However 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. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

### Key Features

- Great Location
- Previous Rental
- Chain Free
- Large Lounge
- Modern Bathroom
- Opportunity to Extend / Upgrade



## Rooms

### Entrance Hall

13'2" x 2'9" (4.02m x 0.88m)

### Kitchen

9'8" x 9'4" (2.99m x 2.86m)

### Lounge Diner

13'8" x 15'3" (4.21m x 4.66m)

### WC

4'10" x 2'8" (1.25m x 0.85m)

### Landing

5'11" x 6'3" (1.56m x 1.92m)

### Bedroom 1

8'10" x 13'10" (2.47m x 3.99m)

### Bedroom 2

8'4" x 8'7" (2.56m x 2.65m)

### Bedroom 3

8'4" x 6'6" (2.56m x 2.01m)

### Bathroom

5'11" x 5'7" (1.56m x 1.74m)

## Parking

Two Parking spaces to the side of the house

## Garden

Mainly laid to lawn with patio area

## Directions

From our offices turn left down Wallbridge and take a left onto New Road. Continue along through to Rodden Road and onto Bath Road. At the traffic lights turn right onto Stonebridge Drive. Continue across two mini roundabouts onto Brunel Way before turning right into Wedmore Close. The property is on the right hand side at the T Junction.

## 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 our competitors are closed for the day), 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<sup>m</sup>  
710.55 ft<sup>2</sup>

(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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	