



## The Butts, Frome

£300,000

Council Tax Band B Tax Price £1,763 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual tour then call Forest Marble 24/7 to arrange your viewing of this stunning example of a Victorian home set with striking distance of the town center and Victoria Park. The property has been thoughtfully modernised by the current owners and you have a lounge with feature fireplace, kitchen diner leading out onto the cottage garden and up stairs three bedrooms and a family bathroom. Ideal for those looking to work from home. Benefiting from off street parking, this property is a must see. To interact with the virtual tour please follow this link [click here](#)**

### **What The Vendors Love About Their Home**

Having moved to Frome as First Time Buyers we were excited about the number of period style properties that were on offer. When we walked into our home for the first time it grabbed us both straight away with the functional living space on offer and the spacious kitchen / diner; however it was all of the little character features that won us over; once we saw the two large bedrooms we were sold! We work from home the majority of the time however we do like to be able to walk into town or the train station, so it was ideal for us. As our family grows we are now in love with Frome and looking forward to buying our forever home.

### **Key Features**

- Victorian Terrace Property
- Off Street Parking
- Private Rear Garden
- Walk to Town and Parks
- Character Features Throughout
- Modern Bathroom

### **Situation**

Situated in the highly desirable Butts area of Frome this property allows for easy access to everything that the town has to offer, whether it's shopping in the town centre, jumping on the train for a day at the beach in Weymouth, going to the theatre, or spending the afternoon in the nearby city of Bath; this is the perfect location. Frome town itself is one of Somerset's finest artisan towns. There is a wide range of supermarkets, public houses, theatres, schools, college and a sports centre. However Frome prides itself on the fantastic selection of independently run shops that line the historical cobbled streets. In recent years Frome has also become well known for its weekly market and moreover the monthly Independent Market. There is a rail service that is on the Paddington Line and also feeds into the cities of Bath and Bristol. Transport links will have you quickly out onto the ring road, with the cities of Bath, Bristol and Salisbury are all being within easy reach.



## Rooms

### Living Room

14'5" x 10'11" (4.42m x 3.08m)

### Kitchen/Diner

13'10" x 11'2" (3.99m x 3.41m)

### First Floor Landing

5'9" x 11'4" (1.80m x 3.47m)

### Bedroom

13'3" x 10'9" (4.05m x 3.32m)

### Bedroom / Study

5'9" x 8'5" (1.80m x 2.59m)

### Bathroom

8'6" x 4'9" (2.62m x 1.49m)

### Bedroom One

14'9" x 11'7" (4.54m x 3.57m)

## Rear Garden

Stepping out of the kitchen to the rear of the property you find the walled courtyard style garden. Beset with raised planting beds and mature trees and shrubs, this will be a spot to savour in all weathers. Largely laid to paving, you'll be able to enjoy afternoon tea as well as barbecues of an evening through the summer. The space also benefits from a timber built shed.

## Parking

Immediately to the front of the house you have off street driveway parking for one vehicle.

## Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill which becomes The Butts after a few hundred yards. The property will be found on your right hand side after the mini roundabout.

## 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.





**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.

