



The Butts, Frome

£270,000

Council Tax Band A Tax Price £1,511 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and then call Forest Marble 24/7 to book your viewing on this charming cottage which boasts a Southerly facing garden backing onto green fields. The cosy lounge features a wood burning stove and is ideal for snuggling up on cold evenings, whilst the kitchen/diner has a great deal of storage space and room for appliances. Moving upstairs you find two bedrooms including a generous main bedroom. A tasteful modern bathroom has stylish tiles and a white suite including a roll top bath. In all a beautiful property with on street parking a short walk away. Use this link for the virtual reality tour: [click for vr](#)

What The Vendor Loves About Their Home

When looking for my new home, I was keen to find an affordable character property which I could move straight into. As soon as I walked in and saw the fire going I knew this was the property for me. Having now lived here for a couple of years I like the space on offer in the kitchen / diner and my bedroom, however having a decent back garden which just backs onto fields is great and I have spent many a happy afternoon in the sun. One of my concerns, was having no parking, however I appreciated at the price it was unlikely, having now

lived here I shouldn't have worried as there is plenty of on street parking within striking distance of the property. I will miss my little cottage and I wish the new owners many happy memories.

Key Features

- Character Cottage
- Wood Burner
- Kitchen Diner
- Southerly Facing Garden
- Roll Top Bath
- Generous Main Bedroom

Situation

Situation Situated less than a mile from Frome town center, this property is also found within easy reach of Sainsbury supermarket, Victoria Park and other commercial outlets. 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, 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. Transport links will have you quickly out to the cities of Bath, Bristol & Salisbury.

Rooms

Living Room

11'10" x 10'2" (3.38m x 3.11m)

Inner Hall

8'7" x 2'9" (2.65m x 0.88m)

Kitchen/Diner

12'10" x 10'4" (3.69m x 3.17m)

Bathroom

5'9" x 7'2" (1.80m x 2.19m)

Landing

2'5" x 2'7" (0.76m x 0.82m)

Bedroom One

11'6" x 10'2" (3.54m x 3.11m)

Bedroom Two

9'2" x 7'3" (2.80m x 2.22m)

Garden

A low maintenance front garden and a generous southerly rear garden with patio and area laid to artificial grass, storage shed to the rear.

Driving 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 left hand side after the mini roundabout.

Agents Notes

The rear extension was added by a previous owner and is built over existing services with access. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			