



Harris Close, Frome

£190,000

Council Tax Band B Tax Price £1,763 pa



Interact with the virtual reality tour and call Forest Marble 24/7 to view this immaculately turned out and brilliantly located two bedroom flat. The flat is found in an exclusive modern development on the site an historic mill close to the town centre of Frome. The position allows for easy walking distance to an Asda supermarket, Frome Railway Station as well as being ideally situated for walks along the river, through Rodden Meadow or out into the Somerset countryside; all of which can be found moments from the door. Internally the property has been very well kept and is in outstanding order. You will enjoy two double bedrooms, one with en-suite facilities, in addition to a main bathroom, open plan lounge diner and a modern fitted kitchen. A single allocated parking space can be found outside and there are communal gardens that run alongside the river within the development. To view the virtual tour please follow this link:

[Click Here](#)



Situation

This purpose built flat is found on the second floor and is positioned in a quiet area of a popular modern development. It shares its communal entrance with just three other flats within the building. In addition to the allocated parking, there is also visitor parking available in the close itself. Frome 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.

Key Features

- Two Bedroom Flat
- Excellent Condition
- En-Suite Facilities
- Close to Frome Railway Station
- Offered with No Onward Chain
- Private Allocated Parking



Rooms

Internal Hallway

accessing all inner rooms

Living Room & Diner

16'3" x 14'9" (4.97m x 4.54m)

Kitchen

8'10" x 7'8" (2.47m x 2.38m)

Bedroom One

9'3" x 9'11" (2.83m x 2.78m)

En-Suite

5'8" x 5'6" (1.77m x 1.71m)

Bedroom Two

8'8" x 10'6" (2.68m x 3.23m)

Bathroom

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

Parking

One allocated parking space can be found outside of the property



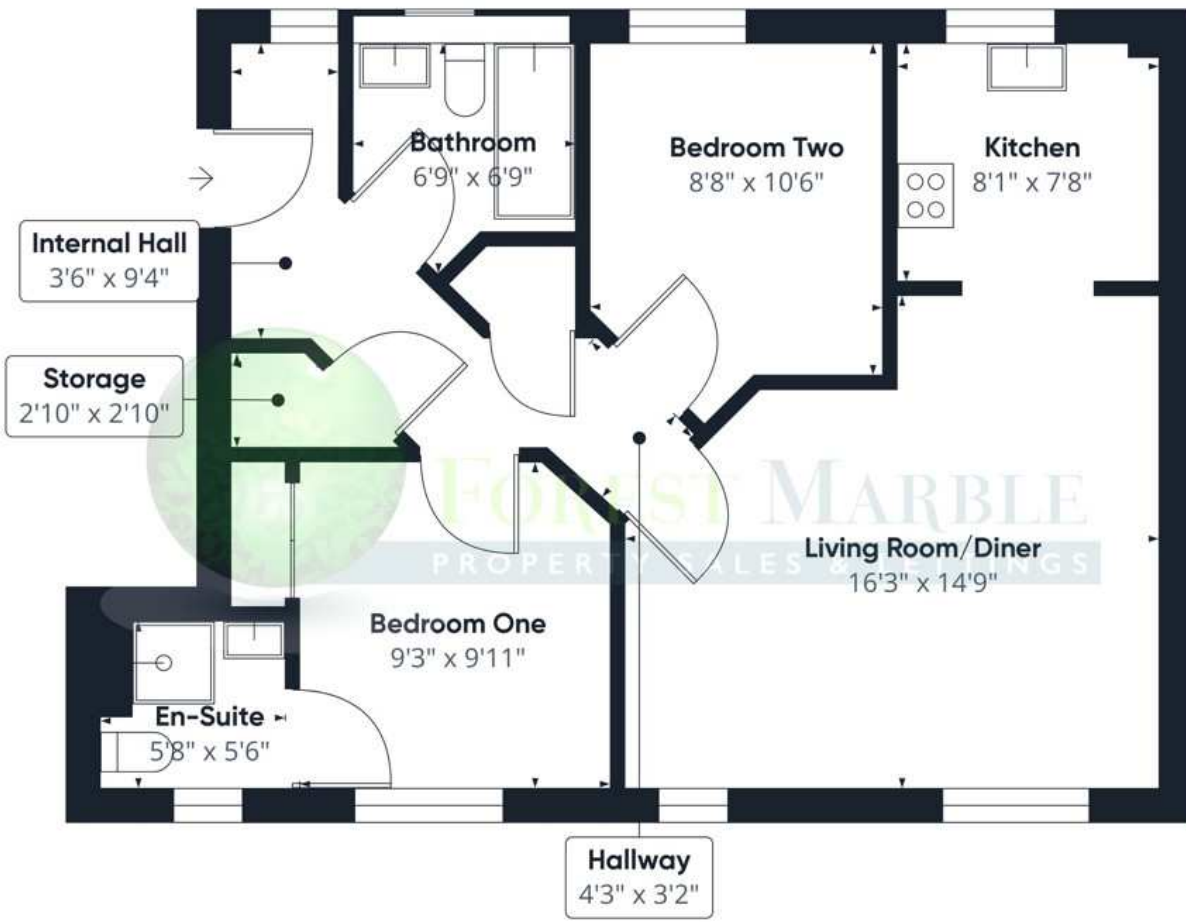
Directions

From our offices, you will be able to reach the property on foot. Crossing the car park the flat is located in the building at the end of the cul-de-sac, on your left hand side. From Frome Railway station turn right onto Portway and take the second turning on your left and immediately right into Harris Close.

Agents Note

This is a leasehold property and we are informed by our sellers that the current ground rent is £232 per annum and the Management fee is approximately £1935 per annum. The managing agents are Trinity Estates and Meadfleet. 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.





Approximate total area⁽¹⁾
635.29 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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			
England, Scotland & Wales			

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.