



FOREST MARBLE
PROPERTY SALES & LETTINGS



Ellworthy Court, Frome

£325,000

Council Tax Band C Tax Price £2,015 pa



Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this modern three bedroom home found in a great location within Frome. From here you will be able to enjoy walking through Rodden Meadow into the town centre and enjoy easy access to the railway station and road links leading out of Frome. The property itself is comprised of three bedrooms, large living and dining area, kitchen, bathroom and downstairs cloakroom. Outside you will find a low maintenance garden, garage and parking. Situated in an enviable position, this modern family home is close to all of the town's amenities, including schools and college and only a short walk away from Rodden Meadow with its sprawling meadow and river running alongside, a great place to relax and enjoy picnics on a sunny afternoon. To interact with the virtual tour please follow this link:

[Click here](#)



Situation

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 and Bristol. Transport links will have you quickly out onto the ring road and the cities of Bath, Bristol and Salisbury are well within reach.

Key Features

- Modern Family Home
- Three Bedrooms
- Garage and Parking
- Close to Railway Station
- No Onward Chain
- Excellent Condition



Rooms

Entrance Hall

4'8" x 11'10" (1.46m x 3.38m)

Lounge Diner

10'11" x 19'7" (3.08m x 6.00m)

Kitchen

9'2" x 8'10" (2.80m x 2.47m)

WC

2'11" x 5' (0.64m x 1.52m)

First Floor Landing

3'3" x 8'6" (1.01m x 2.62m)

Bedroom One

8'6" x 10'2" (2.62m x 3.11m)

Bedroom Two

8'6" x 9'2" (2.62m x 2.80m)

Bedroom Three

8'5" x 8'10" (2.59m x 2.47m)

Bathroom

7'9" x 5'10" (2.41m x 1.55m)

Garage and parking

Single garage and parking space can be found to the rear of the property



Directions

From our offices turn left onto Wallbridge and then left again at the traffic lights onto New Road. Take the first turn on your left into Ellworthy Court and the house will be found on your right hand side.

Agents Note

Our Sellers advise that the house is subject to an estate management charge of approximately Â£95 per six month period. 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.





Approximate total area⁽¹⁾
701.91 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.

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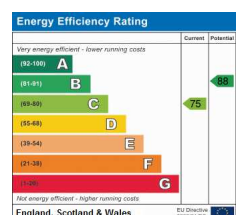
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.