



Brunel Way, Frome

£300,000

Council Tax Band C Tax Price £2,015 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this three bedroom family that sits on one of Frome's most sought-after roads on the Bath side of the town. The end of terrace house is laid out over two floors with a modern fitted kitchen and open plan living space on the ground floor, whilst the upper floor boasts three bedrooms and family bathroom. To the rear of the house you will be able to enjoy the private rear garden from the sun room style extension off of the main living space. The garden itself is South West facing, so enjoys fantastic sun throughout the day, with a variety of established shrubs and plants, that compliment the grassed lawn and pergola, with its mature wisteria, covering the patio seating area. From the rear of the garden you have pedestrian access to the single garage that sits to the rear of the plot. To view the virtual tour please follow this link:**

[Click Here](#)

### **What Our Vendors Love**

Our sellers tell us that this has been the perfect location and perfect house in which to raise their family. The area is wonderfully friendly and feels very safe, with pleasant neighbours around them. This part of Frome has a lot of green space, something that has been particularly welcomed in recent years, with countryside walks and parks easy to get to from here for outings. In terms of amenities, almost everything you need is close at hand, including Tesco express, leisure centre and local schools. In terms of the house itself, it offers a surprising amount of storage, with built in wardrobes upstairs, loft space and overhead storage in the garage. The garden here will be especially missed. We are told that it gets an incredible amount of warmth and light in the summer months so it is great for growing and cultivating, as well as being a great spot to relax and play of course.

### **Key Features**

- End of Terrace House
- Great Location for Families
- Garage and Parking
- Southerly Facing Garden
- Gas Central Heating
- Three Bedrooms



## Rooms

### Entrance Hall

5'3" x 6'3" (1.60m x 1.91m)

### Cloakroom

2'7" x 4'10" (0.79m x 1.47m)

### Kitchen

8'1" x 9'4" (2.46m x 2.84m)

### Living & Dining Room

15'5" x 15'7" (4.70m x 4.75m)

### Sunroom

9'11" x 8'11" (3.02m x 2.72m)

### First Floor Landing

9'10" x 3'4" (3.00m x 1.01m)

### Bedroom One

11'3" x 9'3" (3.43m x 2.82m)

### Bedroom Two

10'0" x 7'7" (3.05m x 2.31m)

### Bedroom Three

7'0" x 7'9" (2.13m x 2.36m)

### Bathroom

6'7" x 5'7" (2.01m x 1.70m)

### Garage

8'8" x 17'4" (2.64m x 5.28m)

## Directions

From our office turn left onto Wallbridge and left at the traffic lights. Proceed along New Road and under the Railway bridge onto Rodden Road. At the traffic lights turn right and continue along for approximately three quarters of a mile before turning left on to Brunel way. Follow the road until you pass the large green on your left and the property will be found shortly on your left hand side.

## 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.

