



Garston Mead, Frome

Offers in Excess £375,000

Council Tax Band D Tax Price £2,267 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to book your viewing of this impressive modern family home. Accommodation is laid out over three floors and has the benefit of four bedrooms, two of which have excellent ensuite facilities. The kitchen breakfast room is spacious and French doors from here take you out to the decked seating area within the rear garden. There is a laundry room on the first floor that could be utilised as an additional WC should you require. Built in 2013, the property boasts two generous reception rooms, with the current owners utilising one as a dining room on the ground floor with lounge space incorporated, and a large, bay windowed sitting room on the first floor. The property is within walking distance of the town center of Frome with its artisan shops and restaurants, as well as being walkable distance to two supermarkets and the train station. Externally you will enjoy the low maintenance rear garden and a sunny front garden. The home also includes a single garage and private parking. View the virtual tour: [Click Here](#)

What Our Vendor Loves

Our sellers have spent a number of years in this beautiful home and have commented to us how much they have enjoyed their time here, surrounded by pleasant neighbours and the welcoming community. The house has offered them all the space that they have needed, and with the requirement of two home offices as well as working space the internal layout has been great for allowing separate work areas without compromising on their living rooms. They note that the convenience here of getting to local supermarkets is brilliant, as well as on how great the local shop, just a couple of hundred yards along the road, is for all the day to day necessities. The house is very warm and well insulated, and they like the practicality of the modern style home.

Key Features

- Modern Town House
- Four Bedrooms
- Three Bathrooms
- Garage and Parking
- Easily maintained rear garden
- Excellent Condition



Rooms

Entrance Hall

7'0 x 9'6" (2.13m x 2.90m)

Cloakroom

3'0 x 4'9" (0.91m x 1.45m)

Kitchen Diner

8'11" x 15'0 (2.72m x 4.57m)

Dining and Reception Room

10'2" x 16'0 (3.10m x 4.88m)

First Floor Landing

6'3" x 5'7" (1.91m x 1.70m)

Laundry Room

6'3" x 5'7" (1.91m x 1.70m)

Sitting Room

10'2" x 15'3" (3.10m x 4.65m)

Bedroom Two

9'1" x 11'1" (2.77m x 3.38m)

En-Suite Two

8'8" x 3'10" (2.64m x 1.17m)

Second Floor Landing

10'6" x 3'3" (3.20m x 0.99m)

Bathroom

7'1" x 6'3" (2.16m x 1.91m)

Bedroom One

9'0 x 11'0 (2.74m x 3.35m)

En-Suite One

9'1" x 3'10" (2.77m x 1.17m)

Bedroom Three

10'1" x 8'2" (3.07m x 2.49m)

Bedroom Four

10'1" x 6'10" (3.07m x 2.08m)

Garage

9'3" x 16'7" (2.82m x 5.05m)

Directions

From our offices turn right onto Wallbridge and then right at the traffic lights onto Great Western Street. Follow the road around to the left and take the second right hand turning where you will find the house in a prominent position on your right hand side.

Agent Notes

We are informed that the house is subject to an estate management charge of approximately £120 per year. 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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