



## Clover Close, Frome

£260,000

Council Tax Band B Tax Price £1,763 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this fantastic example of a modern build two bedroom home. The semi-detached property is located on a quiet cul-de-sac on a popular residential development on the fringes of Frome, and approximately half a mile away from Frome Train Station. The house itself is impeccably presented and has been exceptionally well kept by the owner who purchased this house from new. The ground floor living space is open plan and boasts a contemporary kitchen with breakfast counter, and is open plan to the living space. From the living space French doors lead out to the landscaped rear garden that includes a raised deck seating area. Two double bedrooms can be found upstairs along with the main bathroom, whilst a wc/cloakroom can be found on the ground floor. The home enjoys private parking immediately to the side of the property. To view the virtual reality tour please follow this link:**

[Click Here](#)

### **Situation**

Edmund Park is a great spot for access to transport links in and out of Frome, for the local Asda supermarket, as well as being only a short jaunt into the town via Rodden Meadow. The area has a great sense of community and there are a number of local residents' groups that share information and guidance for homeowners here. 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.

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

### **Key Features**

- Semi Detached House
- Two Bedrooms
- Open Plan Kitchen and Living Space
- Landscaped Garden
- Immaculate Condition
- Private Off Street Parking





## Rooms

### Entrance Hallway

4'4" x 5'1" (1.32m x 1.55m)

### Open Plan Kitchen and Living Space

22'1" x 12'0" (6.73m x 3.66m)

### WC/Cloakroom

4'10" x 2'6" (1.47m x 0.76m)

### First Floor Landing

5'11" x 3'8" (1.80m x 1.12m)

### Bedroom One

7'8" x 12'1" (2.34m x 3.68m)

### Bedroom Two

7'9" x 12'1" (2.36m x 3.68m)

### Bathroom

6'0" x 5'7" (1.83m x 1.70m)

### Parking

Private parking spaces are found immediately to the side of the property

## Directions

From our offices turn left down Wallbridge and at the round-about take the 2nd exit. Drive on to Edmund Park and follow on to Blackberry Road. Take the first turning on the left into Clover Close where you will find the house on your left hand side.

## Agent Notes

This is a leasehold property with the balance of a 999 year lease. We are informed that there is an option to purchase the freehold. The owners inform us that there is an annual management fee of £200 per annum and ground rent of £150 per annum. 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.





**Forest Marble Ltd**

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