



Knights Maltings, Frome

**Offers in Excess £270,000**

Council Tax Band - B £1,896.00 per annum



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this beautiful two bedroom home, offering a well presented and tasteful internal décor throughout whilst situated in the popular Knights Maltings. Knights Maltings is a great spot for access to transport links in and out of Frome with a convenient walk to the train station, as well being only a short jaunt into the town centre. The home's internal accommodation offers a gorgeous fitted kitchen and downstairs W/C. Adjacent to the Kitchen there is a spacious living room with double doors into the garden allowing a bright and inviting feel. The second floor consists of two spacious double bedrooms one of which with a large built in wardrobe space, these are serviced by a stunning modern fitted bathroom. To view the virtual reality Tour please click this link: [click here](#)**

### **What Our Vendor Loves**

Our vendors have told us that they have loved living at this gorgeous home for many reasons. The first being the lovely community around them, they have expressed that everyone is super friendly and helpful and that they have felt really safe living there for the last couple of years. Additional to that our vendors appreciate the nearby nature walks along the river that the development adjoins too as well as the short commute to nearby amenities.

### **Key features**

- Modernised and Presented in Outstanding Condition**
- Two Double Bedrooms**
- Low Maintenance Rear Garden**
- Off-road Parking**
- Close Location To Amenities**
- Popular Modern Development**



## Rooms

### Entrance Hall

9'4" x 3'11" (2.84m x 1.19m)

### Kitchen

9'5" x 7'3" (2.87m x 2.21m)

### Living Room

11'4" x 14'8" (3.45m x 4.47m)

### Cloakroom

5'7" x 3'0" (1.70m x 0.91m)

### First Floor Landing

9'4" x 3'11" (2.84m x 1.19m)

### Bedroom One

11'7" x 11'9" (3.53m x 3.58m)

### Bedroom Two

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

### Bathroom

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

### Parking

One allocated space can be found to the rear.

## Directions

From our offices turn right onto Wallbridge and fork left onto Locks Hill. Turn left onto Adderwell Road, take the onto Adderwell Road, take the second left into Knights Maltings and follow the road around to the right. The property will be found on your right hand side.

## Agent Notes

The vendor inform us there is an annual maintenance fee of £250. Additional material information may be available from the agent. 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 Bath, Frome, Gillingham, 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<sup>(1)</sup>  
583 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



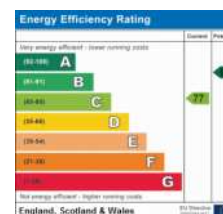
## Forest Marble Ltd

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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.