



Houston Way, Frome

£325,000 Council Tax Band B Tax Rat £1,896 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 charming cottage that is bursting with character and warmth, as well as offering exceptional peace and privacy. The home incorporates three bedrooms and a fitted bathroom across the first and upper floors, whilst the ground floor provides impressive amounts of living and reception space, particularly given the age and style of the property. The stunning kitchen is flooded with light from the three overhead Velux style skylights, and includes a range of fitted units and built in cupboards that provide lots of storage and practicality to the room. The dining room is off to the rear of the kitchen and leads you through to a cosy lounge, complete with inglenook fireplace, exposed masonry and original timber beams. The internal accommodation also includes a cellar, which is a versatile and useful storage or working room. Externally you will enjoy the enclosed garden, with its peaceful feel and sunny aspect (additional detail in description). To view the virtual tour please follow this link:[**Click Here**](#)

What Our Vendor Loves

Our vendor has explained that this home has been a quiet haven for over half a dozen years and that it has many facets that will be missed when the time comes to move. The location first appealed as it is so convenient for access to shops, eateries and amenities of Badcox and the town centre, but with rural walks and paths to Vallis Vale, Egford Park and even Whatcombe Fields just minutes from the doorstep. This has been a real bonus as a dog owner! Neighbours have always been really friendly and the area has a warm sense of community. The living spaces have offered so much more than at first anticipated; having a proper dining room has proved invaluable for entertaining family and friends, the lounge is aesthetically beautiful as well as being cosy on winter evenings, and the light and airy kitchen is the perfect spot to have coffee and spend time during the day. The cellar is an added bonus, we are told that it is dry and well ventilated and that every home should have one! Outside, the garden is a real haven and has become an extension of the house itself that has the feel of "a flower-filled sitting room in the summer".

Key Features

Character Cottage

Three Bedrooms

Two Reception Rooms

Beautiful Kitchen with Breakfast Bar

Private and Enclosed Courtyard Garden

Close to Shops and Amenities



Rooms

Kitchen

7'2" x 22'6" (2.19m x 6.86m)

Cloakroom and WC

2'8" x 5'0" (0.81m x 1.52m)

Dining Room

17'5" x 7'1" (5.31m x 2.16m)

Living Room

14'8" x 12'4" (4.47m x 3.76m)

First Floor Landing

3'8" x 3'0" (1.12m x 0.91m)

Bedroom One

13'0" x 8'11" (3.96m x 2.72m)

Bedroom Two

8'5" x 7'2" (2.57m x 2.19m)

Bathroom

6'0" x 7'4" (1.83m x 2.23m)

Bedroom Three (Upper Floor)

14'1" x 9'0" (4.29m x 2.74m)

Garden

This character cottage benefits from an enclosed courtyard style garden space tucked quietly behind the gates that creates a significant sense of privacy here. Part of the outdoor space is covered which allows for year round enjoyment and makes the most of the Southerly aspect. The space is relatively low maintenance and has been utilised effectively by the current owner to cultivate an impressive number of potted plants, shrubs, trees and vines; a testament to the amount of light that this space enjoys.

Directions

From our office turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction at Wesley Slope and turn right down to the round-a-bout at the top of Bath Street. Turning left along Christchurch Street West continue until you reach the next round-a-bout and take the second exit. Turn Left onto Robins Lane and the property will be found on your right hand side as you round the left hand bend, on the corner of Robins Lane and Houston Way.

Agent Notes

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 outcome 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, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





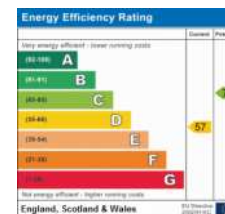
Forest Marble Ltd

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.