



## Keyford Terrace, Frome

£490,000

Council Tax Band C Tax Rate £2,167 per annum



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PROPERTY SALES & LETTINGS

**Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this one of a kind period home that is found quietly tucked away on a no through road in the Keyford area of Frome, just a few hundred yards from town centre. This three bedroom property dates back to the early 19th Century and retains much of the charm and character of the period, including exposed beams, original masonry and flagstone flooring. In addition to this, recent improvement works have brought this property up to the expectations of modern living in quite some style. The addition of en-suite bathrooms servicing bedrooms across both upper floors, modern fitted kitchen and overhaul of the electrical and heating systems make this a stunning, ready to move into proposition that manages to blend old and new exceptionally well; something that has become particularly favoured locally in recent years. To view the virtual tour please follow this link: [Click Here](#)**

### **Situation**

Occupying a fantastic spot that is near to both Victoria Park and the town centre, this property is found in a historic part of the town among other beautiful period buildings. 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, banks, theatres, schools, college and a sports centre as you would expect. 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 and Bristol. Transport links will have you quickly out to the cities of Bath, Bristol and Salisbury.

### **Key Features**

**Stunning Period Property**  
**Full Recent Overhaul and Improvement**  
**Three Bedrooms**  
**Three Bathrooms**  
**Driveway Parking**  
**Grade 2 Listed**



## Rooms

### Entrance Porch

5'2" x 8'9" (1.58m x 2.67m)

### Living Room

15'9" x 12'0" (4.80m x 3.66m)

### Kitchen Diner

13'11" x 10'2" (4.24m x 3.10m)

### Ground floor Bathroom and Utility Room

9'7" x 5'2" (2.92m x 1.58m)

### First Floor Landing

2'6" x 12'3" (0.76m x 3.73m)

### Bedroom One

10'5" x 12'4" (3.18m x 3.76m)

### Bedroom Two

9'2" x 10'6" (2.80m x 3.20m)

### Bathroom/En-Suite (Jack and Jill Style)

4'0 x 10'6" (1.22m x 3.20m)

### Bedroom Three

11'8" x 12'5" (3.56m x 3.79m)

### En-Suite

3'7" x 6'0" (1.09m x 1.83m)

### Outside Space

The property benefits from a small terrace seating area to the front of the home bordered by raised planting beds, which is a fabulous spot to enjoy a morning coffee or a glass of wine in the evenings. At the back of the house there is also a small courtyard space that would be well suited storage purposes.

### Parking

Driveway parking for two vehicles can be found immediately to the front of the house.

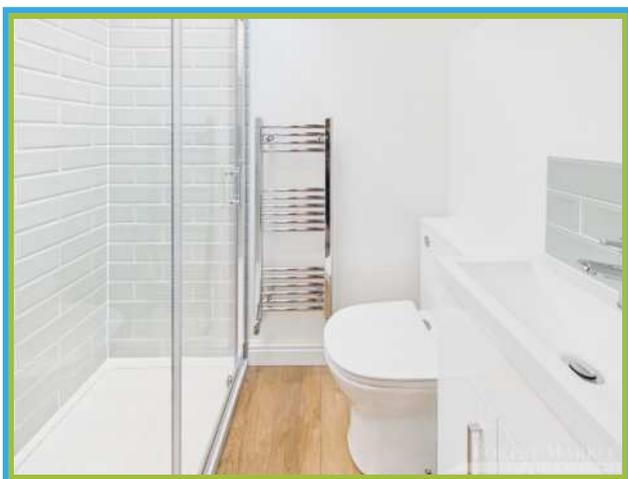
## Directions

From our offices drive up Wallbridge and bear right onto Portway. Follow the road until you get to the T-junction and turn left onto Butts Hill and turn left again into Keyford. Take the right (second turning on your right right) into Keyford Terrace and continue to the end where the property will be found on your left hand side at the end of the terrace.

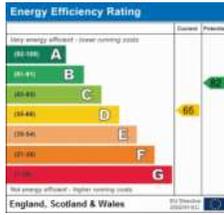
## Agent Notes

This is grade 2 listed property and we are informed that recent modernisations have been completed with the required permissions. Additional material information may be available for 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, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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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.