







Blackberry Road, Frome

oieo £230,000

Council tax band B Tax rate £1,991 per annum

FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this impressive modern style two bedroom home, offering well presented and tasteful internal décor throughout. Situated within the popular Edmund Park development on the Eastern fringe of Frome the location allows for great access to road and commuter links as well as being less than a mile from Frome Train Station and local shops. The home's internal accommodation offers open plan ground floor living space, in addition to two spacious bedrooms and modern fitted bathroom suite on the upper floor. Externally the South facing rear garden has a patio area as well as a grass lawn that gives ample opportunity to enjoy the sun, relax and unwind. This property is offered for sale with no onward chain. To property has private driveway parking for two vehicles. To view the virtual 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 being popular with young families. The area has a great sense on 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

Beautifully Presented Modern Home
Enclosed South facing garden
Sought after Edmond Park Development
Tasteful open plan kitchen and Living area
Off road paring for two vehicles
Walking distance to children's play area







Rooms

Hallway

4'8" x 4'5" (1.42m x 1.35m)

Open Plan Kitchen/Living Area

11'11" x 22'3" (3.63m x 6.78m)

WC

2'8" x 4'11" (0.81m x 1.50m)

First Floor Landing

3'5" x 5'11" (1.04m x 1.80m)

Bedroom One

12'0 x 8'0 (3.66m x 2.44m)

Bedroom Two

12'1" x 7'7" (3.68m x 2.31m)

Bathroom

5'6" x 6'0 (1.68m x 1.83m)

Parking

Driveway parking for two vehicles

Directions

From our office on Harris Close take the left turn onto Wallbridge and cross the traffic lights. Continue to the roundabout and then take the second exit and proceed straight, continuing onto Blackberry Road. The property will be on your right hand side.

Agent Notes

This is a company sale and Forest Marble are instructed to market the property by a corporate client. This is a freehold house and we are informed the property is subject to an estate management charge of approximately £240 per annum. Additional material information may be 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 want from your estate agent.





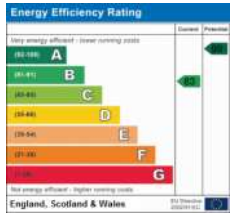








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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer 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.