



The Butts, Frome

oieo £300,000 Council Tax Band B Tax Rate £1,896 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange a viewing of this charming end-of-terrace, three-bedroom home. Ideally located just a short stroll from Victoria Park and within easy walking distance of the town centre and the train station, this property offers both convenience and character. Upon entering the home, you are welcomed into a warm and inviting living room featuring a fully functioning log burner, perfect for creating a cosy atmosphere during the colder months. To the rear of the living room is a nicely presented, bright and airy kitchen/diner. The modern fitted kitchen includes a gas cooker and windows overlooking the rear garden. Heading upstairs, you will find two double bedrooms filled with spectacular natural light, along with a stylish family bathroom. Continuing up to the third floor, there is another generously sized bedroom featuring charming character beams throughout. To the front of the property is a neatly presented garden with a pathway leading to the entrance and convenient side access to the rear garden. The rear garden begins with a courtyard area, perfect for sitting and enjoying the evening sun, with a further private garden beyond. To view the virtual tour please follow this link: [Click Here](#)

What Our Vendors Love

"The Butts has been our home for 5 years. We love it, our children love it and it's been a real oasis in Frome. Our children love watching birds in the garden while we have a barbecue when the sun shines. Equally we love cosying up in front of the fire when it gets chilly. It's in an amazing area with shops on the doorstep, Victoria Park round the corner and the town centre a 20 min walk. The community feeling is strong and we are surrounded with lovely neighbours."

Situation

Situated in the highly desirable Butts area of Frome, with its easy walking distance to the local schools and the Town Centre. 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

End of Terrace Cottage

Three Bedrooms

Gardens to Front and Rear

Character Home

Kitchen Diner

Log Burning Stove

Rooms

Porch

2'9" x 3'4" (0.84m x 1.01m)

Living Room

14'3" x 11'10" (4.34m x 3.61m)

Kitchen

16'2" x 10'2" (4.93m x 3.10m)

First Floor Landing

5'4" x 8'9" (1.62m x 2.67m)

Bathroom

5'8" x 10'8" (1.73m x 3.25m)

Bedroom One

10'8" x 10'11" (3.25m x 3.33m)

Bedroom Two

8'11" x 11'2" (2.72m x 3.40m)

Second Floor Landing

5'6" x 3'2" (1.68m x 0.97m)

Bedroom Three

11'6" x 11'11" (3.51m x 3.63m)

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill the road onto Butts Hill which leads onto The Butts. Proceed across the roundabout where the property will be located shortly on your right hand side.

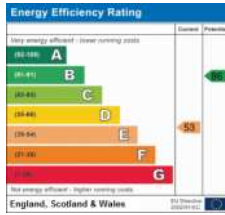
Agent Notes

We are informed by the vendors that there is a right of access to the side and rear of the property allowing access to the adjoining and neighbouring properties. 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, Independent Financial Advice and conveyancing.





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