







Lynfield Road, Frome

£375,000 Council Tax Band C Tax Rate £2,276 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 wonderful family home found in one of the most popular residential areas in the town due to the great location, just moments away from Frome Town Centre, and its friendly community feel. The property itself boasts a great sized plot complete with beautiful, mature gardens to front and rear as well as off street driveway parking. The semi-detached house benefits from three well proportioned bedrooms and a stylish, contemporary family bathroom, including a walk-in shower, on the first floor. The ground floor space is perfectly laid out for family life, with a spacious kitchen with breakfast counter, and a bright and roomy lounge diner to the rear aspect with French doors and views looking out to the garden. The property has the added attraction of the additional reception room on the ground floor which is versatile and could suit a number of functions including as a home office, second sitting or formal dining room, or as a potential fourth bedroom. To view the virtual tour please follow this link: Click Here

What Our Vendors Love

"Lynfield Road has been the perfect place for us to raise our young family. The safety of the street, friendly neighbours and other children for ours to play with are things we have truly cherished. We spent lockdown here, and our garden provided a wonderful sanctuary and continues to be a space we love spending time in and nurturing. We love cosying up by the wood burner for family film night or, on warmer nights, toasting marshmallows around the fire pit outside. The wildlife is a constant source of joy. Every dusk we love watching the bats flitting about and even have a family of hedgehogs who like to come and say hello. The children's school is a short, safe walk where they can walk, cycle or ride their scooters. There is plenty of green space nearby too. Broadway Community Gardens are only 2 minutes away, Egford Park is 5 minutes away, and Victoria Park only 8 minutes away. Vallis Vale is also a short walk away which leads to the gorgeous village of Mells."

Key Features

Semi-Detached House
Three Bedrooms
Open Plan Living Room
Additional Ground Floor Reception or Office Space
Beautiful Garden Spaces to Front and Rear
Excellent Location, Close to Town Centre and Victoria Park







Rooms

Porch

3'0 x 6'2" (0.91m x 1.88m)

Hallway

3'5" x 10'9" (1.04m x 3.28m)

Kitchen

7'5" x 15'9" (2.26m x 4.80m)

Office/Second Reception

7'10" x 12'2" (2.39m x 3.71m)

Lounge and Dining Room

19'11" x 10'8" (6.07m x 3.25m)

WC/Cloakroom

6'8" x 2'9" (2.03m x 0.84m)

First Floor Landing

12'11" x 5'10" (3.94m x 1.80m)

Bedroom One

13'0 x 9'5" (3.96m x 2.87m)

Bedroom Two

9'5" x 10'11" (2.87m x 3.33m)

Bedroom Three

9'10" x 7'11" (3.00m x 2.41m)

Bathroom

6'5" x 7'4" (1.96m x 2.23m)

Parking

Driveway parking is available immediately to the front of the house.

Directions

Heading from our office along Portway and up via Wesley Slope, turn right towards the town but on the roundabout take the left onto Christchurch Street, follow along to the convenient Co-op and take that left onto the bottom of Nunney road. Heading up Nunney road turn right into Lynfield Road where you will find the property on your left hand side as you round the right hand bend at the end of the close.

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, Independent Financial Advice and conveyancing.







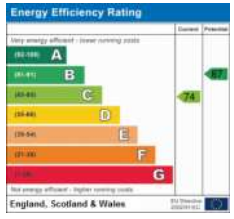








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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer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