



FOREST MARBLE
PROPERTY SALES & LETTINGS

Portway Gardens Frome, BA11 1PQ

£280,000



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this modern three bedroom family home set out over three floors, within close proximity of the town's amenities. The property enjoys an open plan kitchen diner and a pleasant lounge with double doors leading to the southerly facing enclosed rear garden. Two double bedrooms and a family bathroom found on the first floor, with the third spacious bedroom and en-suite on the top floor. Parking to the front, this property is not to be missed. To interact with the virtual reality tour, please follow this link:

<https://www.forestmarble.uk/portwaygardensa.html>



Modern Town House

Bathroom and En-suite

Enclosed Southerly Facing Garden

Three Double Bedrooms

Close to Town Center

Kitchen / Diner

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SITUATION

Sitting close to the town center, you will find your self within close proximity to the local nursery & primary school, train station, local post office store, fish and chip shop and supermarket. A short stroll will take you down into the main town. 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 center 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.

ACCOMMODATION

Entrance Hall 8' 8" (max) x 3' 4" (2.64m x 1.02m)

Stepping into the property, there is space for you to kick off your shoes and hang your coats. Access to the kitchen diner, cloakroom and stairs to the first floor landing.

Kitchen/Diner 15' 0" x 10' 4" (max) (4.57m x 3.15m)

A galley style kitchen area, comprised of a range of wall and base units with marble effect work surface over. One and a half bowl stainless steel sink drainer unit integrated into the surface, with an integrated electric oven and four ring gas hob with a stainless steel cooker hood over. Space for a washing machine and under counter fridge, with additional space for a separate fridge freezer, if you desired an additional undercounter freezer you have the option to convert one of the existing units to accommodate this. Tiling to the splash backs, and access to the under stairs storage cupboard. To the rear of the room, there is an area for you to comfortably accommodate a family dining table and chairs.

Lounge 12' 6" x 13' 8" (max) (3.81m x 4.16m)

A charming and welcoming family room, with an abundance of natural light entering through the window and double doors to the garden. Plenty of options with regards to your favoured layout.



Cloakroom 5' 6" (max) x 2' 9" (1.68m x 0.84m)

Comprised of a low level WC and corner wash hand basin, with tiling to the splashbacks.

First Floor Landing 9' 1" (max) x 6' 0" (2.77m x 1.83m)

The landing provides access to two of the bedrooms, the bathroom, a handy storage cupboard and stairs to the second floor landing.

Bedroom Two 11' 9" x 11' 5" (max) (3.58m x 3.48m)

A double bedroom, with delightful views over the rooftops beyond. Fitted wardrobe providing excellent space to store away your clothes and shoes, and an additional cupboard housing the combi boiler.

Bedroom Three 9' 6" x 13' 8" (max) (2.89m x 4.16m)

A great sized third bedroom, with pretty views over the rear garden. Would be just as at home as a home office if the third bedroom is not required.

Bathroom 5' 11" x 7' 5" (max) (1.80m x 2.26m)

Comprised of a panelled bath with a shower piece over, low level WC and wash hand basin. Storage shelf behind the bath, and tiling to all splashbacks.

Bedroom One 14' 5" (into dormer & inc Skeeling) x 13' 8" (max) (4.39m x 4.16m)

Occupying the majority of the second floor, this large open plan room is incredibly spacious and perfect for creating your very own sanctuary. Stunning views over Frome, and deep fitted wardrobe for storing away your clothes and shoes. Door leading to the en-suite.

En-suite 7' 6" x 6' 1" (2.28m x 1.85m)

Comprised of a corner shower cubicle, low level WC and wash hand basin. Velux window and tiling to the splash backs.

Front garden

The low maintenance front garden is mainly laid to chipped slate, with shrubs to the front creating a sense of privacy and a path leading to the front door.

Rear Garden

A vibrant and enclosed southerly facing rear garden, mainly laid to patio with raised shrub and herbaceous borders. A covered seating area to one side makes for a great space to enjoy your morning coffee. There is no separate access to the garden making it fully enclosed and private.

Parking

Tandem parking for two vehicles.

AGENTS NOTE

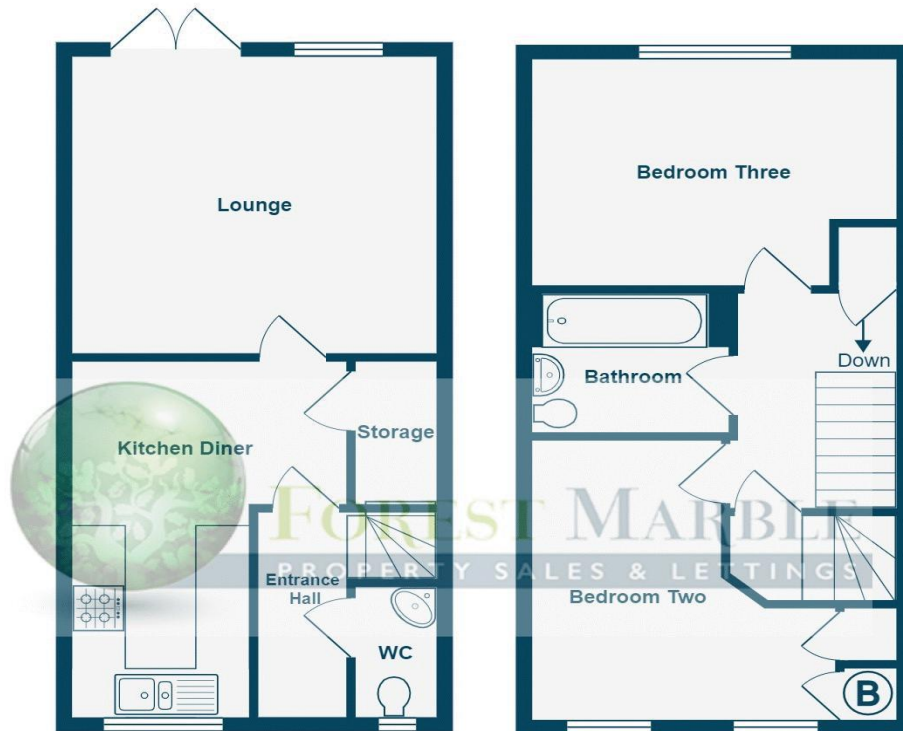
At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee 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.

DIRECTIONS

From our offices turn right and continue up Wallbridge and bear right onto Portway. Follow this road and turn left onto Portway Gardens. The property will be found at the top of the hill just to the right.



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.



Ground Floor
Area: 381 ft²

First Floor
Area: 381 ft²



Second Floor
Area: 197 ft²

Total Area: 960 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC