





## DESCRIPTION

This beautifully presented and tastefully decorated three-bedroom family home is well positioned within the ever-popular Edmond Park development. Just a short walk from open countryside and close to plenty of amenities, this semi-detached property is a delight. On the ground floor there is an entrance hallway with a downstairs cloakroom, a light and spacious sitting room and a contemporary style fitted kitchen / dining room with French doors opening to the rear. upstairs there are two double bedrooms and a single, with the master enjoying en-suite facilities and a modern family bathroom. Outside is an impressive fully enclosed and sunny rear garden, offering plenty of areas to entertain and very easy to maintain. There are also two off road parking spaces. All in all, a lovely home in a desirable location.

Blackberry Road is in Edmond Park on the Eastern fringes of Frome, providing excellent access to the historic town centre and within easy walking distance to beautiful open countryside. Beautiful Bath is just 13 miles north of Frome and Bristol is only 25 miles away. The property is within easy waking distance to the railway station that has direct lines to both as well as Paddington, London.

Tenure: Freehold

Local Authority: Somerset County Council

Council Tax Band: C

EPC Rating: B

Mains gas, electricity, water and drainage connected.





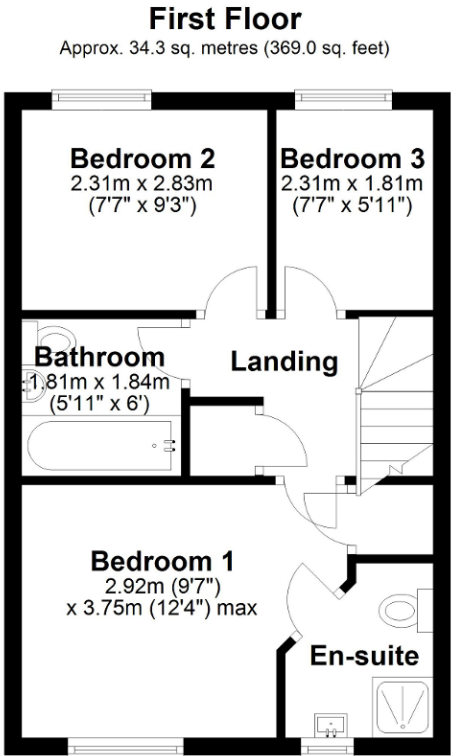
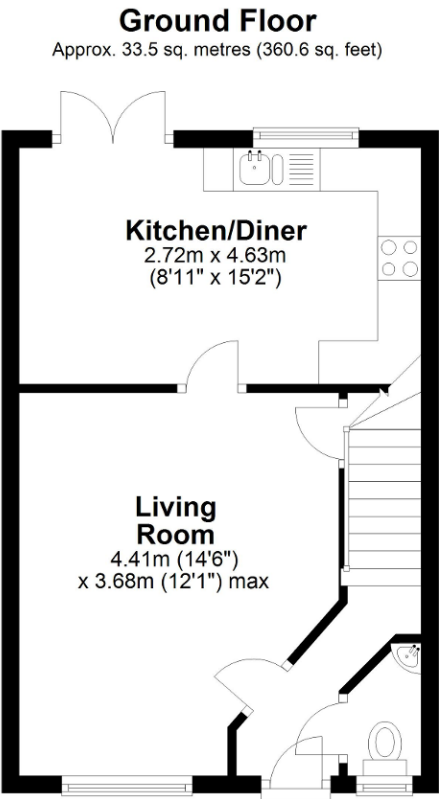
## KEY FEATURES

- Three bedroom semi-detached family home
- Light and spacious sitting room
- Master bedroom with en-suite
- Fully enclosed sunny rear garden
- Remainder of NHBC
- Sought After Location
- Beautiful kitchen / dining room
- Contemporary family bathroom
- Off road parking for two cars
- Close to open countryside









Total area: approx. 67.8 sq. metres (729.5 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96  A
81-91	B	83  B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)