

# 7 Georgian Court,

Frome, BA11 4BB

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TANNER



£310,000 Freehold

A well-proportioned three-bedroom semi-detached home in a quiet cul-de-sac location, offering spacious living with a large entrance hall, bay-fronted sitting room, and open-plan kitchen/dining room leading to a south-east facing garden. The property includes a garage, enclosed garden, and is in need of modernisation, ideal for buyers looking to add their own touch.

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## DESCRIPTION

Situated within a sought-after cul-de-sac on the edge of town, 7 Georgian Court presents an exciting opportunity to acquire a modern build property with excellent proportions and a practical layout.

The home benefits from a charming walled front garden, predominantly laid with gravel and enhanced by mature decorative planting, with a central path leading to the front door. On entering, you are welcomed into a notably spacious entrance hall offering ample space for coats, shoes, and general storage. A useful downstairs WC is tucked away to the side. The sitting room is a comfortable and inviting space with a large, curved bay window drawing in plenty of natural light, and a focal point fireplace providing warmth and character. Double doors open through to the generous kitchen/dining room, a sociable, family-friendly space, ideal for entertaining. French doors open directly onto the garden, while a further side door offers convenient access to the outside. The kitchen offers a great working layout, with plenty of cupboard storage and work surface.

Upstairs are three well-proportioned bedrooms, two generous doubles and a good-sized single all serviced by a family bathroom complete with shower.

## OUTSIDE

To the rear of the property is a lovely, enclosed garden, south-east facing and enjoying a good degree of privacy. The garden

features a large patio area perfect for outdoor dining, a lawned section, and access to the single garage.

The property is in need of modernisation throughout, offering a wonderful blank canvas for buyers looking to put their own stamp on a home in a desirable location.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

## LOCATION

The house is a short walk from the town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.





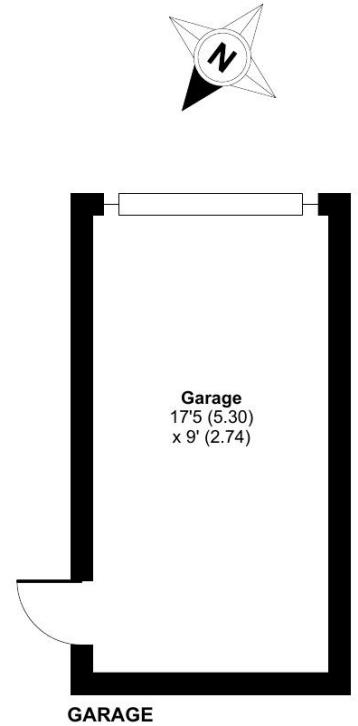
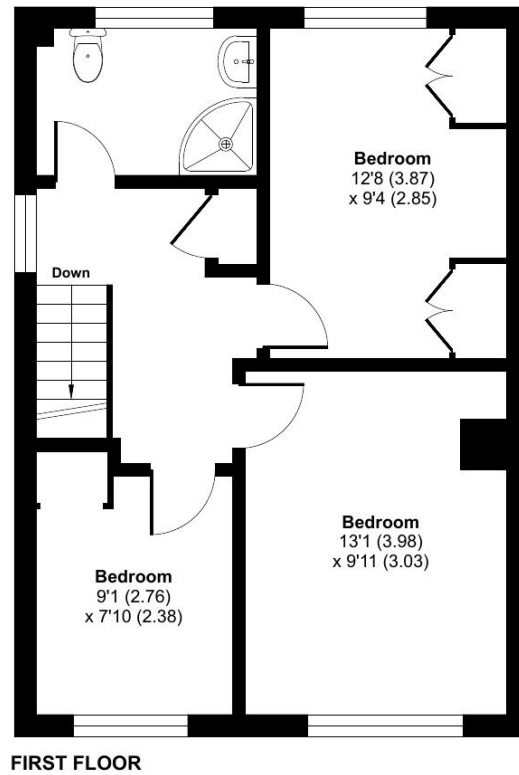
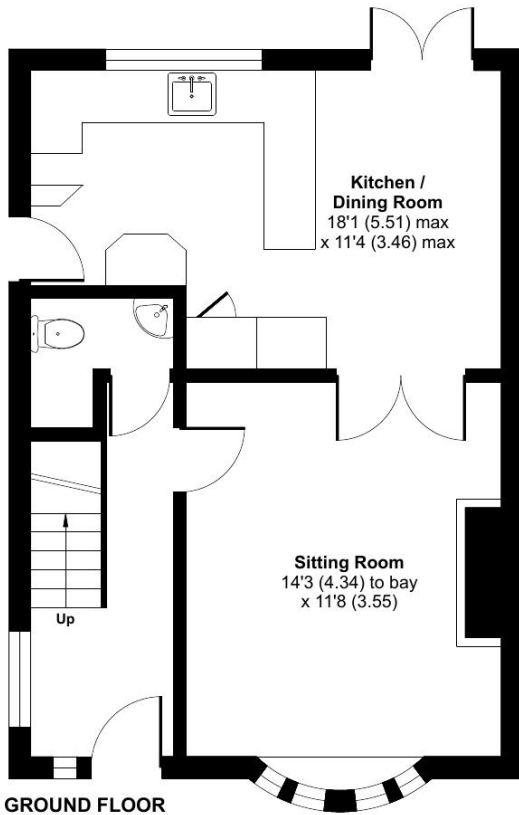
# Georgian Court, Frome, BA11

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1289993



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