

# 10 The Green, Coleford, BA3 5LL

COOPER  
AND  
TANNER



OIRO £375,000 Freehold

Set within the heart of Coleford village is a unique opportunity to buy this three-bedroom, two bathroom home with front and back garden as well as a separate orchard.

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## DESCRIPTION

Inside the front lounge is flooded with natural light that flows through the large double sliding doors that lead onto the front lawn making this the perfect spot to sit and enjoy watching the many varieties of birds' feed. The fitted and well-equipped kitchen has ample space for a family-sized refrigerator and a table and chairs. The kitchen leads through to a useful utility and downstairs shower room.

Upstairs there are three bedrooms, two singles and a double - all of which offer ample space for furnishings, as well as built in wardrobes already in situ in each room. The master bedroom enjoys a beautiful view of the river surrounding the woodland. There is a three-piece bathroom suite offering large shower, basin and w.c.

## OUTSIDE

The property benefits from car parking for two cars and a free-standing garage.

A sleepy public footpath runs across at the garden's rear and up above this is a secondary garden which is filled with mature bushes and trees. Perfect for an orchard or vegetable garden.

## ADDITIONAL INFORMATION

Mains gas, electric and solid fuel heating. All mains' services are connected.

## LOCATION

This quiet village is located in the heart of Somerset, approximately six miles from the lively market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet, Glastonbury and Wells are within easy reach. The community minded village of Coleford offers a public house, a convenience store, chemist, a primary school, a surgery and two churches. There are Secondary schools in Midsomer Norton, Radstock or Frome. There are plenty of well signed footpaths surrounding the village.

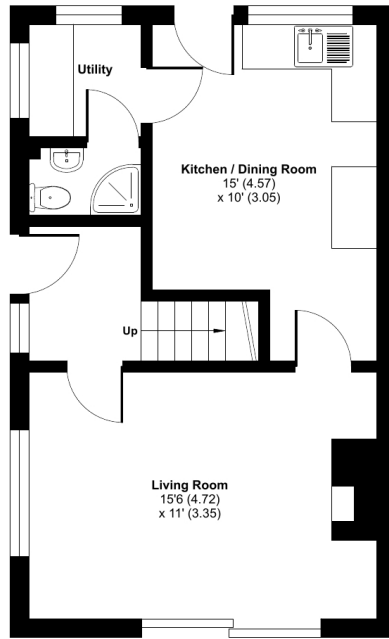




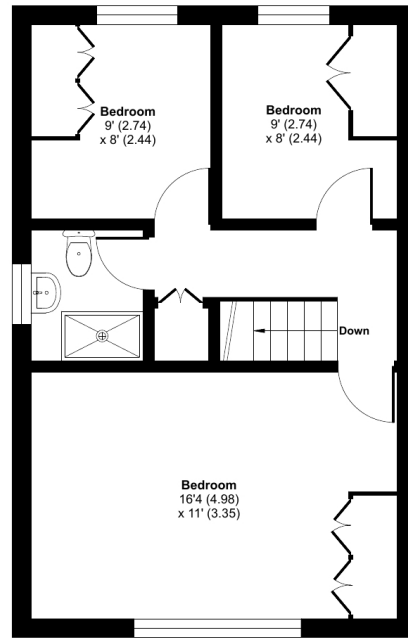


# The Green, Coleford, Radstock, BA3

Approximate Area = 844 sq ft / 78.4 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © rnhcom 2024. Produced for Cooper and Tanner. REF: 1123713



## FROME OFFICE

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