

# 4 Mount Pleasant,

Frome, BA11 5BA

COOPER  
AND  
TANNER



£335,000 Freehold

A fantastic opportunity to purchase a beautiful mid-terraced home close to the centre of Frome. There is a small supermarket, laundrette and café within a minutes walking distance of the house.

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**£335,000 Freehold**

## DESCRIPTION

4 Mount Pleasant is a beautiful Grade II listed, mid terraced cottage, close to the centre of Frome. Having been finished to an excellent standard throughout, whilst sympathetically retaining the desirable traditional features.

As you enter through the front door you are greeted by the living room which is a generous size and includes traditional features such as the exposed floorboards and beams, with the impressive inglenook fireplace with wood burning stove inset taking centre stage. From here there is also an original spiral staircase leading to the first floor. At the rear of the ground floor you have the Shaker style kitchen, fitted with a range of wall and base units, an integrated oven, four ring gas hob and space for white goods. There is also space for a dining table and four chairs. Double doors spill out onto the beautiful back gardens.

On the first floor there is a family bathroom which has been tastefully finished and has a three-piece suite and the second bedroom which is generous in size and has space for a good-sized double bed and a small built-in wardrobe.

On the second floor you are greeted by the main bedroom, which has exposed beams. The ceilings have been vaulted and this room has the added benefit of built-in storage.

## AGENT'S NOTE

Cooper and Tanner would like to make any potential buyers aware that there is a right of way across the front of the property for access to the neighbouring property.

## OUTSIDE

To the front of the property the garden is mainly laid to lawn and has a variety of plants and shrubs. A footpath leads down towards the lower half of the garden and is mainly laid to shingle. There is a bricked patio area that creates a perfect al-fresco dining area. There is also an impressive outbuilding which is currently being used as a home studio - which has light and power. There is a small area which has a raised bed and is perfect for someone who is looking to grow fruit and vegetables.

To the rear, the garden is low maintenance and has been laid to shingle, another perfect area to dine or entertain with friends and family.

A rear gate leads to the single parking space.

## ADDITIONAL INFORMATION

Gas, electric and solid fuel heating. All mains services connected.

## LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.









# Mount Pleasant, Frome, BA11

Approximate Area = 916 sq ft / 85.1 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

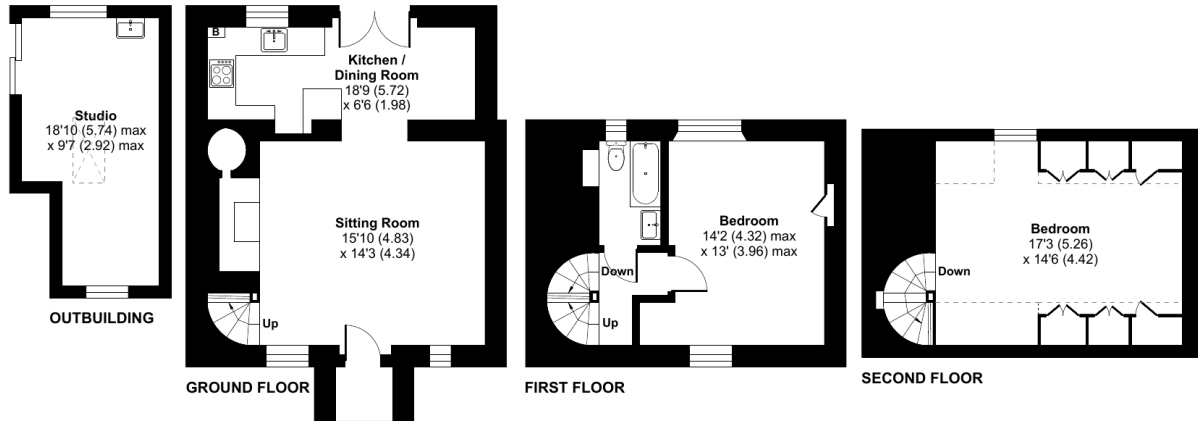
Outbuilding = 161 sq ft / 15 sq m

Total = 1172 sq ft / 108.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1151516



## FROME OFFICE

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