

# 10 Georgian Court, Frome, BA11 4BB

COOPER  
AND  
TANNER



£365,000 Freehold

An exciting opportunity to purchase a detached four-bedroom home, close to open countryside and with off-street parking. Viewings are highly recommended.

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**£365,000 Freehold**

## DESCRIPTION.

10 Georgian Court is an impressive four bedroom detached home, close to open countryside and has a private rear enclosed garden. Viewings are highly recommended.

As you enter through the front door, you are greeted by a spacious and welcoming entrance hall, just to the left-hand side you have a downstairs W.C., and you also have access to the ground floor living space and the first-floor accommodation. To the left-hand side of the property, you have a highly impressive twenty-five' living and dining room, proving that this home has ample space for family and friends, there is also a new gas fireplace which acts as the main focal point for this impressive room. There is also a set of double doors that lead onto a decking area and the rear garden.

Back in the hallway and towards the rear of the home you enter the kitchen. The kitchen is finished to a fantastic standard and offers a range of wall and base units, an integrated dishwasher, a Bosch four ring gas hob and oven. There is access to the garage from the kitchen and doubles up as a very useful utility space. The garage is used mainly for storage but could fit a single car if required, there is also rear access to the garden.

On the first floor, you are greeted by a spacious and light landing and from here you have access to all four bedrooms, three of which are double and the final acting as a good-sized single bedroom. There is a family bathroom which is fitted with a white three-piece suite including a shower over bath and a built-in W.C.

## OUTSIDE

There is parking for one car on the driveway and the front garden is mainly laid to lawn.

The rear garden is also mainly laid to lawn, however, there is a decking area that can be used as an al-fresco dining area which makes it perfect to entertain with family and friends.

## ADDITIONAL INFORMATION

Gas and electric heating. Mains gas, water, electricity and drainage are all connected. (To be confirmed).

## 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. The local railway station connects at Westbury for London Paddington.





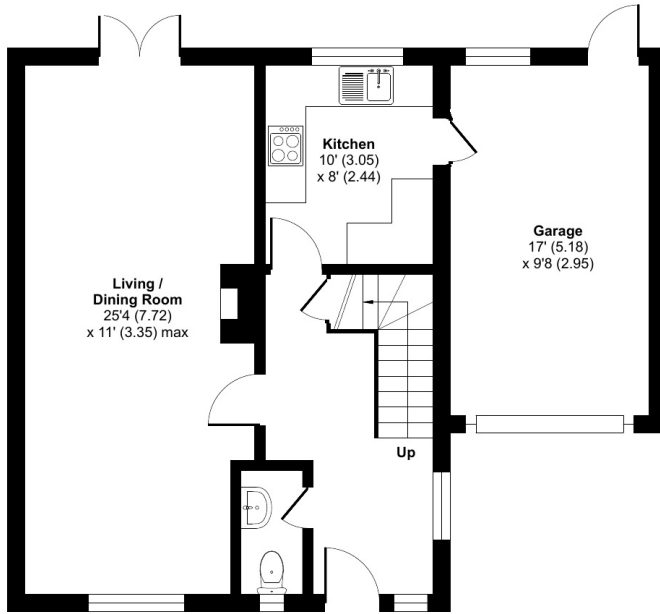
# Georgian Court, Frome, BA11

Approximate Area = 1018 sq ft / 94.5 sq m

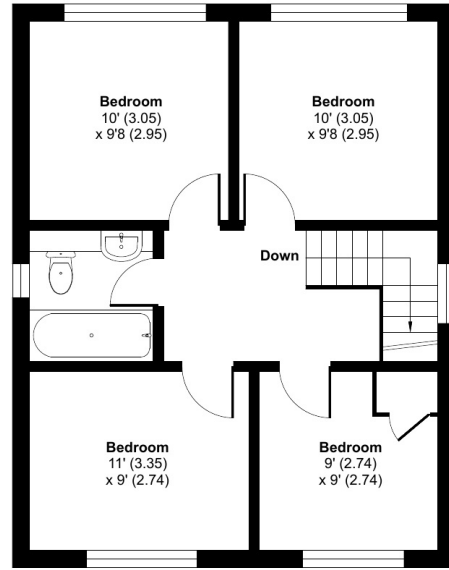
Garage = 164 sq ft / 15.2 sq m

Total = 1182 sq ft / 109.7 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 (IPMS2 Residential). ©richecom 2024. Produced for Cooper and Tanner. REF: 1109244



## FROME OFFICE

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