



## Georgian Court, Frome

£500,000

Council Tax Band E Tax Price £2,586 pa



Interact with the virtual reality tour and call Forest Marble 24/7 to arrange your viewing of this large family home found on a quiet cul-de-sac on the Southern edges of Frome close to local schools and supermarkets. The house boasts four bedrooms and includes en-suite facilities and dressing room to the primary bedroom. The living space is well laid out across the ground floor with a large Lounge with modern wood burner with slate hearth and French doors overlooking the garden, dining room and a generous kitchen with space for small breakfast table. Externally you will enjoy the sunny rear garden where you will find a number of seating areas allowing you to make the most of the light throughout the day. Well established gardens will keep the green fingered owner occupied and make this a lovely spot to relax and unwind. Off street driveway parking to the front of the property and leads to a single attached garage. To interact with the virtual reality tour please follow this link:

[Click Here](#)



### What our Vendors Love

Having spent a decade in this wonderful home, our clients now have decided the time has come to move on and allow the next generation of families to love this house as they have. The house has offered them all the space that they have needed and is just ideal when family to come to stay; the bedrooms are all so well proportioned and the living space is more than enough to accommodate the whole family when they visit. There is also plenty of storage for all the trappings of life that will always need a home. The garden is another thing that will be missed when our sellers leave here. It is such a warm spot that is great for growing and cultivating, even having a mature grape vine that bears fruit! The neighbourhood is quiet, very friendly and they have always felt very safe and welcomed here. It has also been fantastically convenient for access to rural walks that can be found just moments from the doors, but equally access to the town centre amenities is really easy as bus routes run from the end of the road to Frome and Bath.

### Key Features

- Detached Family Home
- Four Bedrooms
- Including En-Suite and Dressing Area
- Two Reception Rooms
- Large Kitchen
- South West Facing Garden
- Garage and Parking



## Rooms

### Entrance Hall

3'4" x 12'7" (1.04m x 3.87m)

### Cloakroom

3'3" x 5'10" (1.01m x 1.55m)

### Living Room

11'10" x 22'10" (3.38m x 6.74m)

### Dining Room

8'11" x 9'2" (2.47m x 2.80m)

### Kitchen

16'3" x 9'10" (4.97m x 2.77m)

### First Floor Landing

16'3" x 6'2" (4.97m x 1.89m)

### Bedroom One

11'10" x 22'10" (3.38m x 6.74m)

### En-Suite

6' x 6'2" (1.83m x 1.89m)

### Bedroom Two

9'10" x 16'3" (2.77m x 4.97m)

### Bedroom Three

9' x 9'11" (2.74m x 2.78m)

### Bedroom Four

9'7" x 9'9" (2.96m x 3.02m)

### Bathroom

9'11" x 6'10" (2.78m x 1.86m)

### Garage

9'2" x 16'8" (2.80m x 5.12m)



## Directions

From our offices turn right onto Wallbridge and proceed under the railway bridge and fork right at the traffic lights. Proceed along Portway and then along Christchurch Street East before turning left onto Butts Hill. Take the right hand turning onto Somerset Road and then left onto Whitewell Road and at the end turn left onto Marston Lane. Turn left into Georgian Court and the property will be on your right hand side.

## Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Approximate total area<sup>(1)</sup>  
 1498.66 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Forest Marble Ltd

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