





Property Description

Charming One Bedroom Flat with Versatile Extra Space & Courtyard - Frome

Tucked away on a picturesque cobbled street in the heart of Frome, this delightful one-bedroom flat offers character, flexibility, and modern living.

The property features an inviting open-plan lounge and kitchen, creating a bright and sociable living space. A well-proportioned double bedroom is complemented by an additional room, ideal as a home office, studio, or occasional guest bedroom, with direct access to the private rear courtyard - perfect for relaxing or entertaining outdoors.

The bathroom is fitted with a shower over bath, providing convenience for both quick mornings and leisurely evenings.

With its charming setting, versatile layout, and private outdoor space, this flat makes an ideal first home, downsize, or investment opportunity in one of Frome's most sought-after locations.

Entrance

Door at ground level. Stairs up to entrance door.

Hall

With stairs form ground floor. Doors to Lounge, Bedrooms & Bathroom.

Open Place Lounge / Kitchen

16' 8" max x 10' 7" max (5.08m max x 3.23m max)

Window to front aspect. Storage heater. Range of wall, base & drawer units with work surface over and partly tiled walls. Inset snk and drainer unit. Built in electric oven and inset hob. Space for further appliances. Area for table & chairs. Further space for Lounge furniture.

Bedroom One

16' 3" max x 6' 1" max (4.95m max x 1.85m max)

Window. Storage heater.

Home Office / Guest Bedroom

11' 2" max x 9' 9" max (3.40m max x 2.97m max)

Two windows. Door to courtyard. Storage heater.

Cont'd....

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Airing cupboard. Electric heater. Splashback tiling.

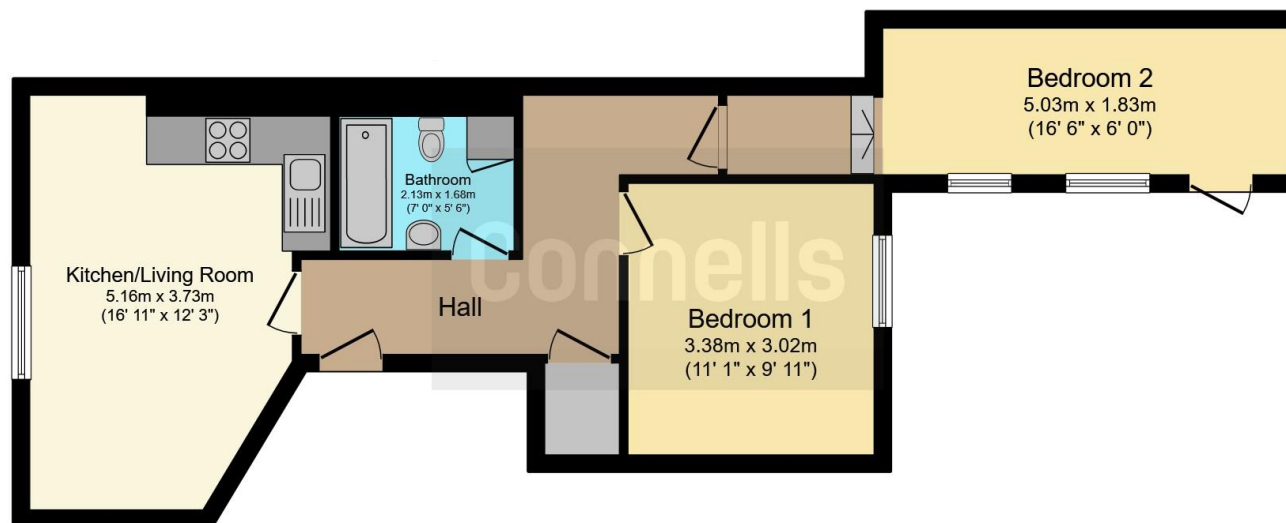
Outside

To the rear, there is a shed and steps down to a courtyard.









Total floor area 53.2 m² (573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 Fore Street
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EPC Rating: D Council Tax
 Band: A

Service Charge: 480.00 Ground Rent:
 1.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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