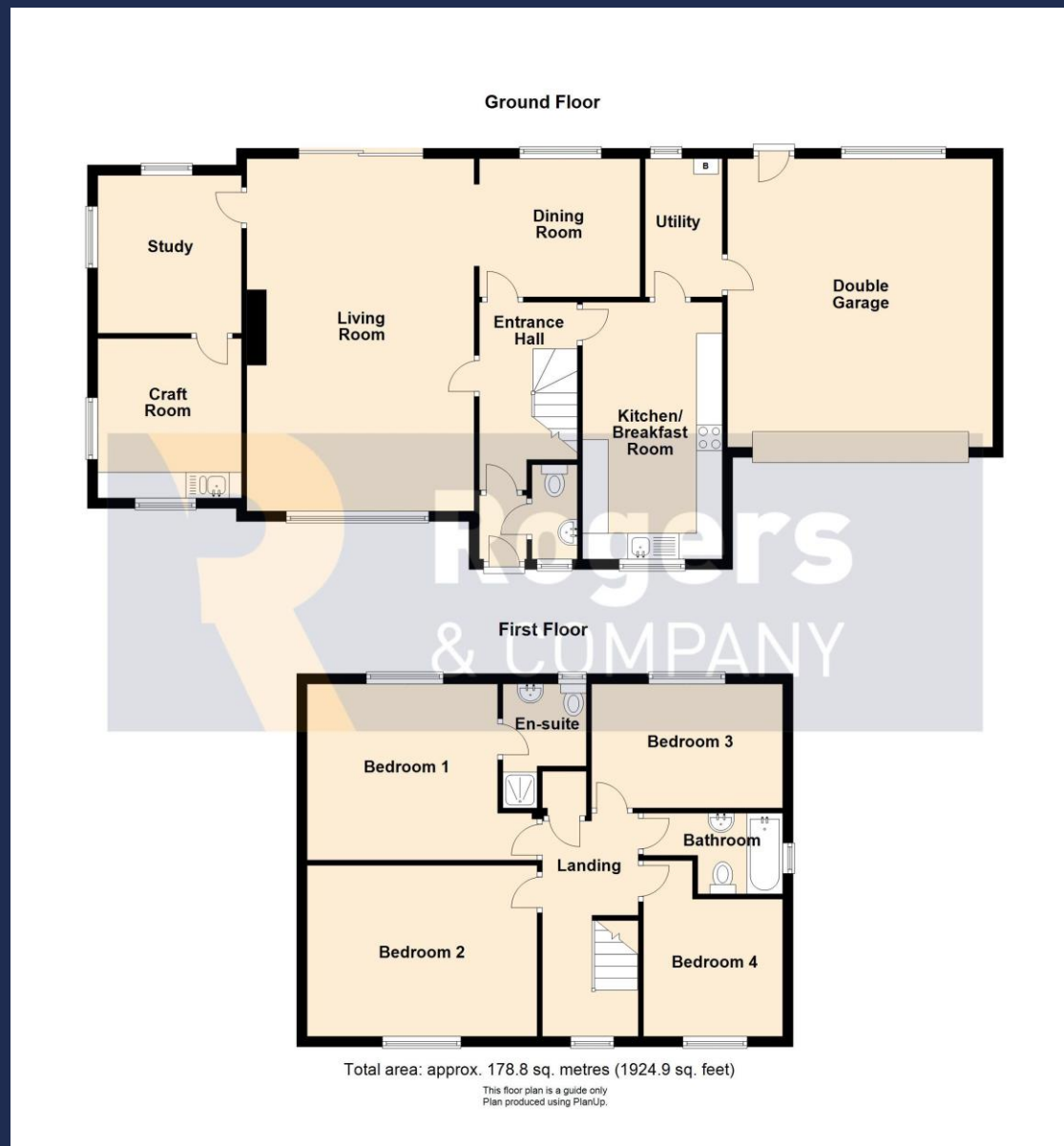




Alwyn House
18 Georgian Court
Frome
BA11 4BB

Guide Price £499,950

At the head of this small cul-de-sac is this executive four bedroom detached house, extended on the ground floor with a double garage, and a sensible sized corner plot, this house is offered for sale with no onward chain. The house has a terrific layout with loads of space on the ground floor, with four reception rooms as well as a downstairs WC, utility room, a kitchen/breakfast room and the double garage. The first floor has two generous doubles, one with an en-suite, a good sized third and a single fourth, along with the family bathroom. The garden surrounds three sides of the property with plenty of scope for veg beds or kids play areas without losing any of your 'rear' garden. There is a modern gas fired central heating system, double glazed windows and doors and Solar PV panels, held on a lease agreement for 25 Years & 3 months.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1924 Sqft Executive Detached House
- Popular, Quiet Little Close
- Four Bedrooms, One En-Suite Shower Room
- Impressive Downstairs Space
- With Four Receptions
- Kitchen/Breakfast Room, Utility Room & Cloakroom
- Modern Gas Fired Central Heating & Double Glazing
- Generous Corner Plot with Gardens To Three Sides
- Double Garage, Driveway Parking & Solar PV Panels Held On A Lease Agreement
- No Onward Chain

- Living Room 22' 6" (6.86m) x 14' 6" (4.42m)
- Dining Room 10' 3" (3.12m) x 8' 10" (2.69m)
- Kitchen/Breakfast Room 16' 5" (5m) x 8' 10" (2.69m)
- Utility Room 8' 10" (2.69m) x 4' 11" (1.5m)
- Study 10' 1" (3.07m) x 9' 2" (2.79m)
- Craft Room 10' 0" (3.05m) x 9' 2" (2.79m)
- Double Garage 18' 5" (5.61m) x 16' 11" (5.16m)
- Bedroom One 12' 7" (3.84m) x 11' 3" (3.43m)
- En-Suite Shower Room 5' 8" (1.73m) x 5' 3" (1.6m)
- Bedroom Two 14' 8" (4.47m) x 10' 6" (3.2m)
- Bedroom Three 12' 0" (3.66m) x 7' 7" (2.31m)
- Bedroom Four 8' 9" (2.67m) x 8' 8" (2.64m)
- Bathroom 5' 6" (1.68m) x 5' 5" (1.65m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

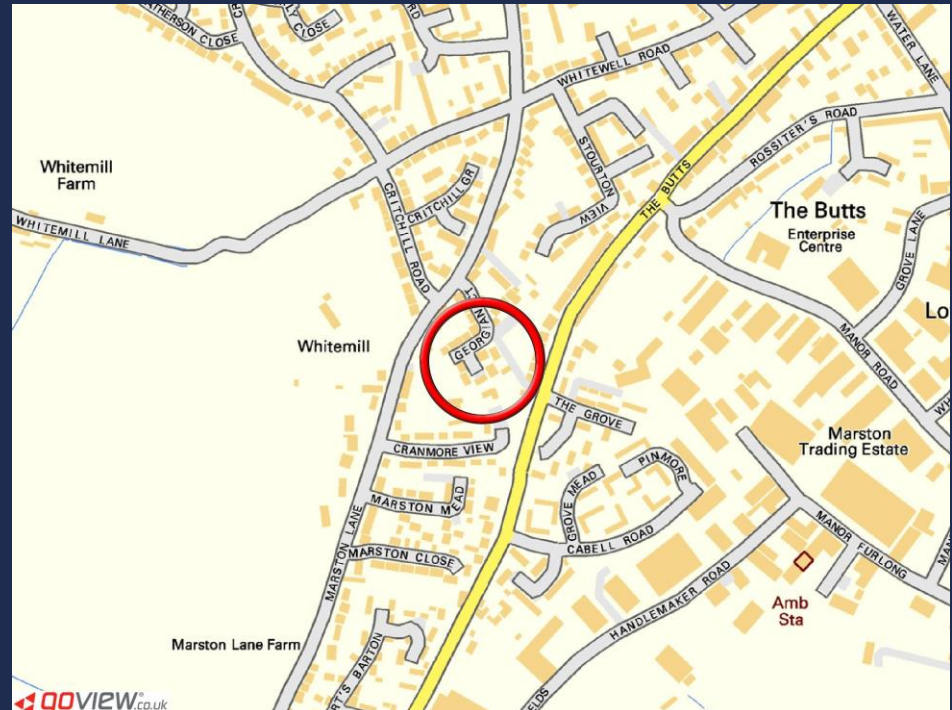
Current	Potential
83 B	87 B

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The Tenure is Freehold (with a Solar PV Lease on the airspace)

All Mains Services Are Connected. The Solar Panels Are Held On A Lease Agreement for 25 years and 3 months from 30/08/2012, Ask for more details

The Council Tax Band is E and is Charged at £2918.82 for 2024/25



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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