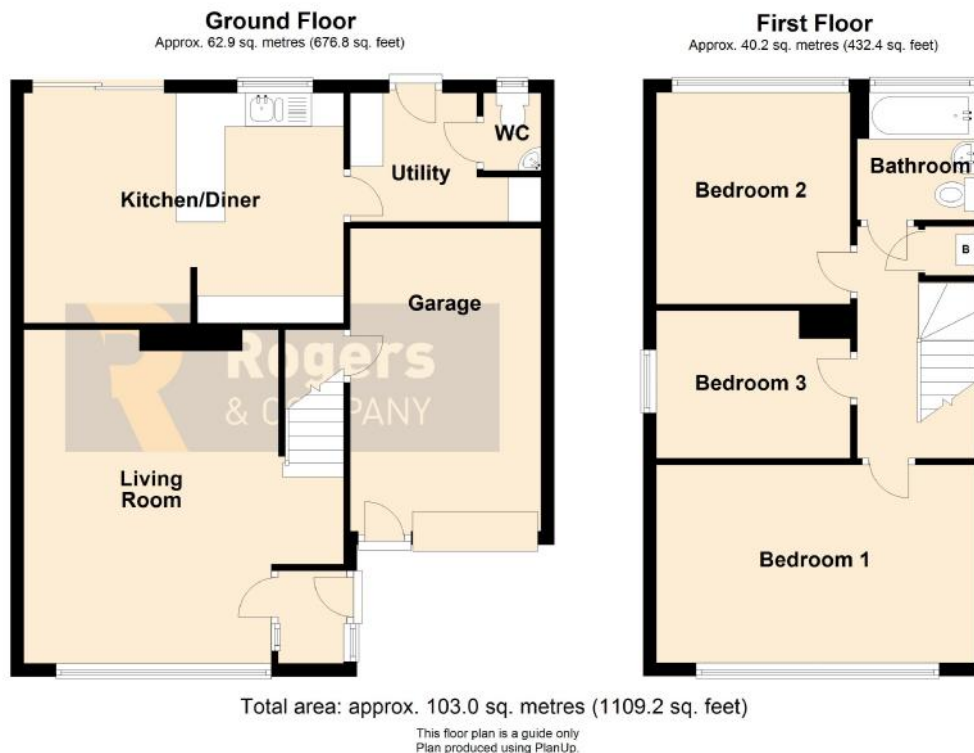




14 Wyville Road
Frome
BA11 2BU

Guide Price £375,000

A Recently modernised three bedroom link detached house. Located opposite Hayesdown junior school on the popular Berkley down development on the Bath side of town. There is a modern gas fired central heating system with a combination boiler, double glazed windows and doors, a recently installed kitchen, utility and WC. The Bathroom is the same age and has a modern white suite with a shower over the bath. The layout downstairs is modern with an open plan kitchen/dining room at the rear with patio doors out to the garden. The utility & WC are behind the garage which has the rarity of being able to fit a modern car. The living room is at the front with a large picture window. Upstairs there are two double rooms with a decent third. Outside there is driveway parking and a low maintenance frontage. The rear garden has an attractive paved patio area with lawn and flower bed. The property is vacant and ready for occupation.



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 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.



- 1109 Sqft Link Detached House
- Opposite Hayesdown Junior School
- On Bath Side Of Town
- Recently Refurbished Throughout
- Modern Kitchen/Dining & Utility Rooms
- Modern Bathroom & Downstairs WC
- Three Bedrooms & Living Room
- Wider Than Average Garage & Driveway Parking
- Enclosed Rear Garden
- No Onward Chain

- Living Room 16' 7" (5.05m) max x 15' 11" (4.85m) max
- Kitchen/Dining Room 15' 6" (4.72m) x 11' 5" (3.48m)
- Utility Room 9' 6" (2.9m) x 7' 7" (2.31m)
- Garage 10' 6" (3.2m) x 16' 4" (4.98m)
- Bedroom One 14' 2" (4.32m) x 9' 10" (3m)
- Bedroom Two 11' 0" (3.35m) x 9' 8" (2.95m)
- Bedroom Three 9' 8" (2.95m) x 7' 4" (2.24m)
- Bathroom 6' 4" (1.93m) x 5' 10" (1.78m)



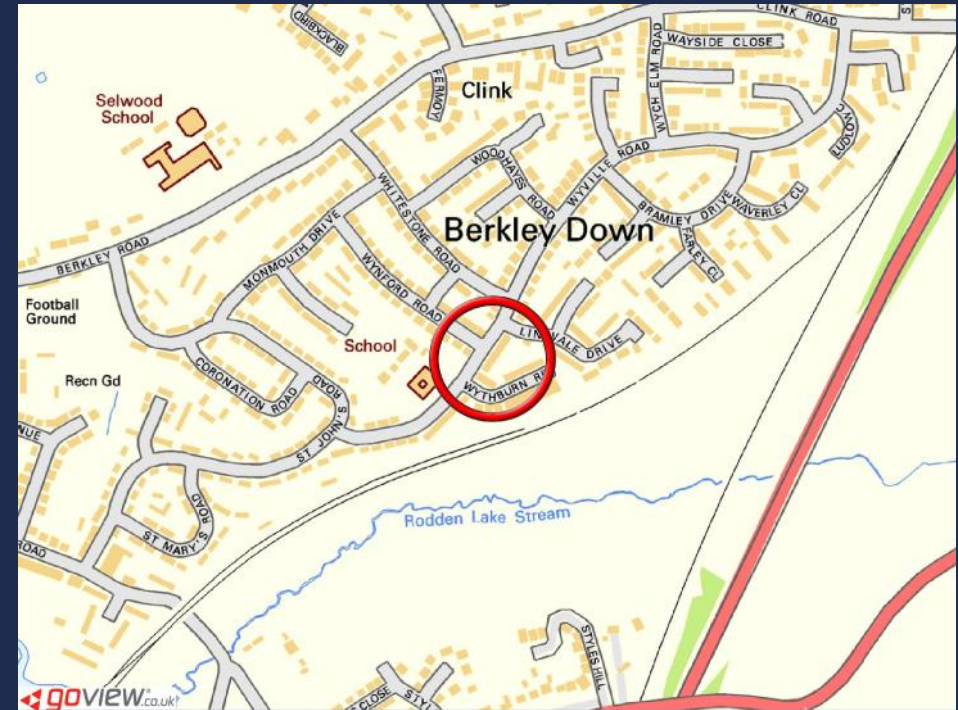


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The Tenure is Freehold

All Main Services Are Connected

The Council Tax Band is C and is charged at £2,122.78 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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