



101 Wyville Road  
Frome  
BA11 2BS

Guide Price £450,000

A vastly improved and extended link detached house. Located on a popular road on the outskirts of the Bath side of town. Having the benefit of two sensible sized extensions on the ground floor with its own side access and enough room for a garden shed without encroaching on the rear garden. Inside the generous layout has a sensible entrance hallway with a cloakroom, storage cupboard and the stairs. The Kitchen has plenty of fitted units with a breakfast bar and door into the garage. The living room (originally the living/dining room) spans the width of the original house with a dining room/playroom extension and the lovely sunroom, with its contemporary woodburning stove at the rear. Upstairs you've got four bedrooms and a family bathroom. The central heating is run from a Valliant gas fired combination boiler. All the windows and doors are double glazed too. The front garden is an open plan lawn with a double driveway, whilst the rear is completely enclosed from the rear with high hedging, patio and lawn area.



#### 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.*

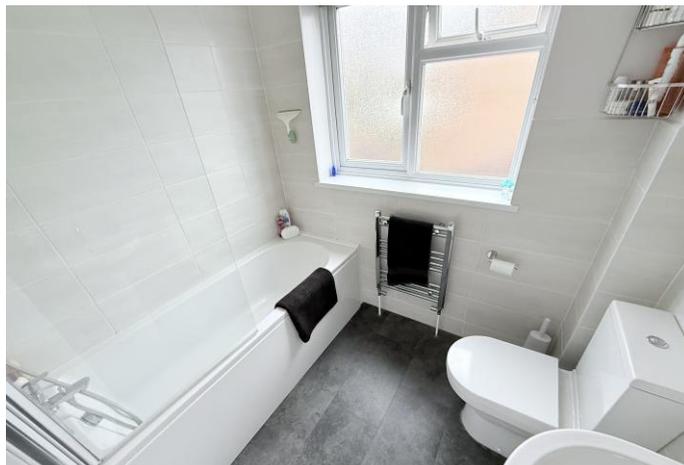
#### Commercial Sales and Leasing

*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.*



- 1473 Sqft Link Detached House
- On The Edge Of The Popular Berkley Down Development
- Close To Schools, Health Centre, Leisure Centre & Shops
- Four Bedrooms
- Three Generous Receptions
- Kitchen/Breakfast Room
- Entrance Hallway, WC, Garage
- Double Driveway Parking With Scope To Create More (Subject To All the Necessary Permissions)
- Enclosed Rear Garden, With Side Access & Room For Shed
- Gas Fired Central Heating, Double Glazed Throughout

- Living Room 19' 2" (5.84m) x 11' 9" (3.58m)
- Dining/Play Room 11' 8" (3.56m) x 11' 4" (3.45m)
- Kitchen/Breakfast Room 14' 2" (4.32m) x 9' 3" (2.82m)
- Sun Room 16' 5" (5m) x 10' 6" (3.2m)
- Garage 17' 0" (5.18m) x 8' 11" (2.72m)
- Bedroom One 10' 3" (3.12m) x 9' 9" (2.97m)
- Bedroom Two 9' 9" (2.97m) x 8' 9" (2.67m)
- Bedroom Three 10' 3" (3.12m) x 8' 3" (2.51m)
- Bedroom Four 8' 9" (2.67m) x 6' 6" (1.98m)
- Bathroom 7' 0" (2.13m) x 6' 0" (1.83m)



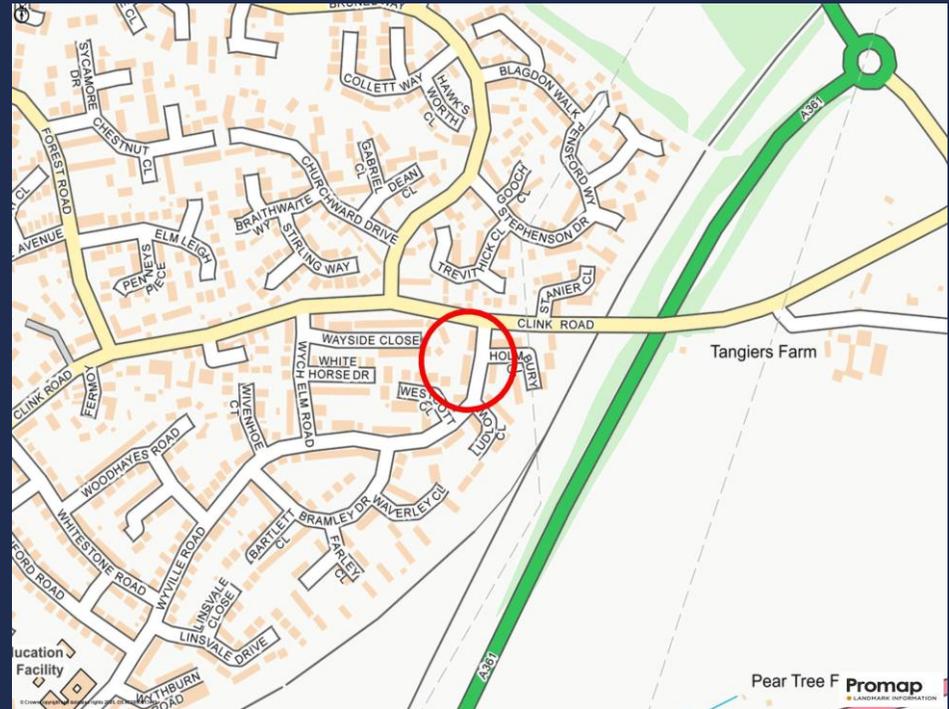
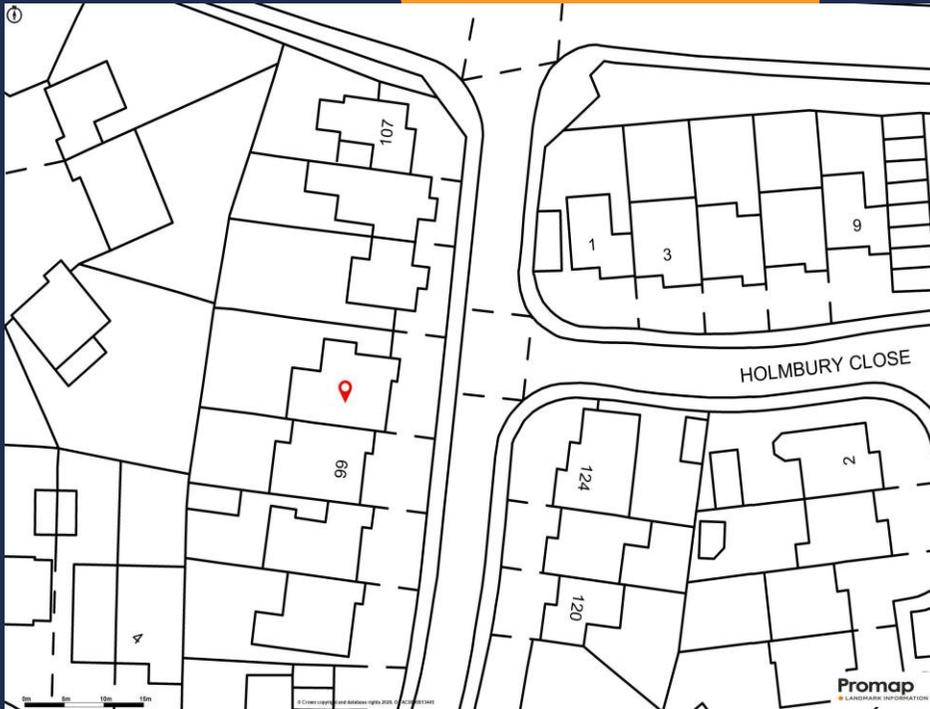
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## 101 Wyville Road Frome BA11 2BS

The Tenure Is Freehold

All Main Services Are Connected

The Council Tax Band Is D And Is Charged At £2,553.69 for 2025/26



**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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