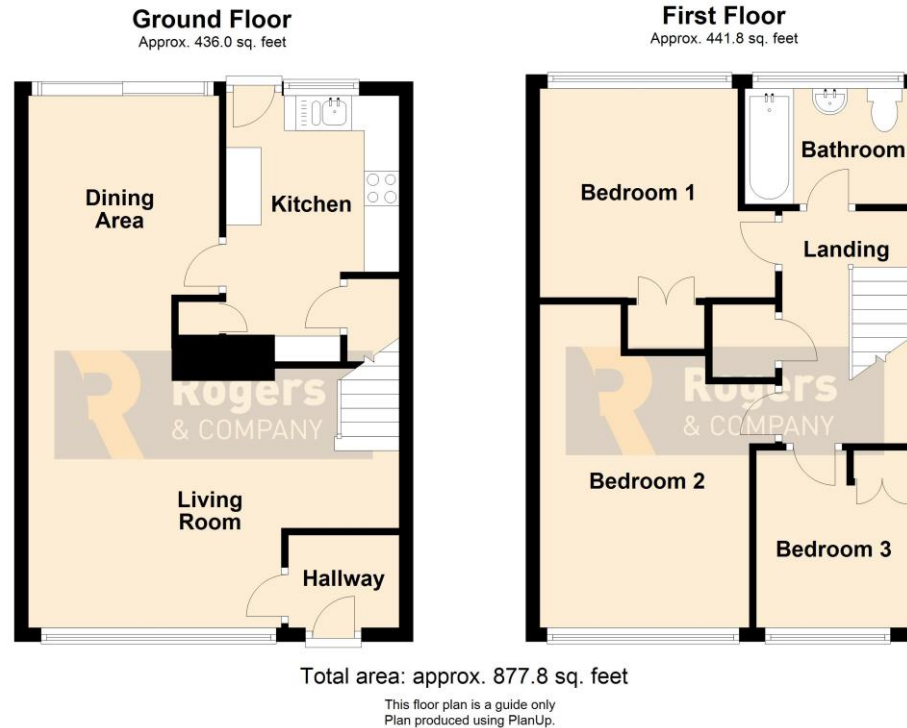




87 Wyville Road  
Frome  
BA11 2BT

## Guide Price £325,000

A vacant three bedroom semi-detached house on the popular Berkley Down development. Within walking distance to Hayesdown school on the Bath side of town. The property is in good condition throughout and has the benefit of a gas central heating system and double glazing throughout. The house has plenty of block paved driveway at the front providing off street parking for 3 vehicles along with the garage on the side. The accommodation briefly comprises of an entrance hallway, living room opening into the dining area with kitchen on the ground floor. There are three bedrooms and a family bathroom on the first floor. The rear garden is fully enclosed with a decked seating area with a timber pergola with further gravel and lawn areas.



### 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.*



- 877sqft Semi-Detached House
- Popular Development On The Bath Side Of Town
- Vacant Possession, Ready To Move Into
- Three Bedrooms
- Family Bathroom
- Living Room
- Dining Area
- Fitted Kitchen
- Pleasant Enclosed Rear Garden
- Driveway Parking & Single Garage

- Living Room 17' 8" (5.38m) max x 12' 6" (3.81m)
- Dining Area 11' 4" (3.45m) x 9' 5" (2.87m)
- Kitchen 11' 4" (3.45m) x 7' 10" (2.39m)
- Bedroom One 12' 10" (3.91m) x 11' 6" (3.51m)
- Bedroom Two 9' 9" (2.97m) x 9' 6" (2.9m)
- Bedroom Three 8' 5" (2.57m) x 7' 6" (2.29m)
- Bathroom 7' 11" (2.41m) x 5' 9" (1.75m)



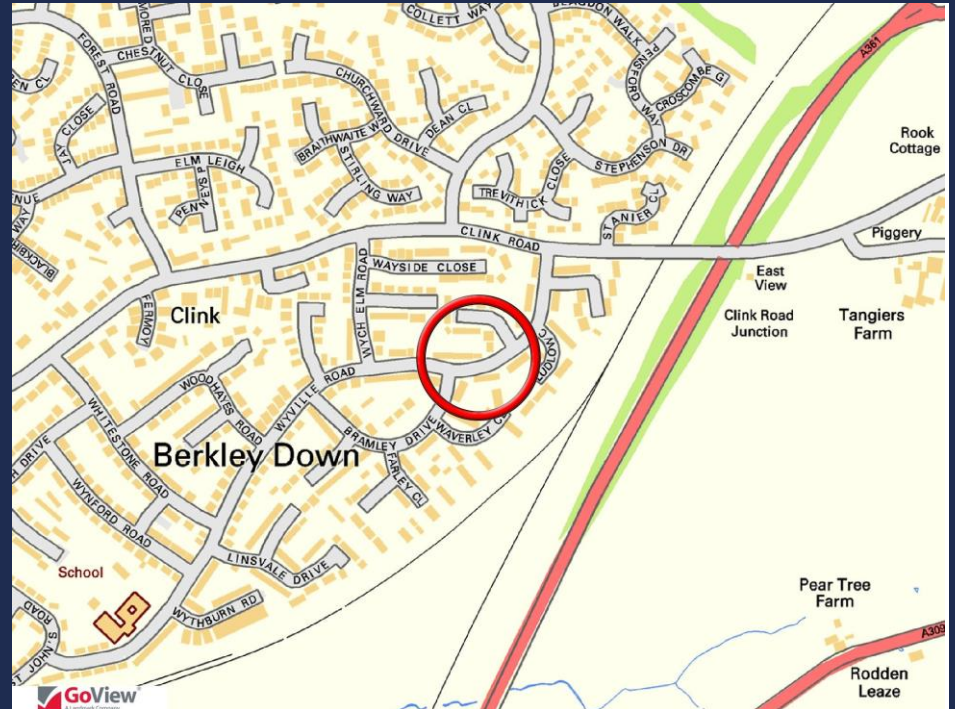
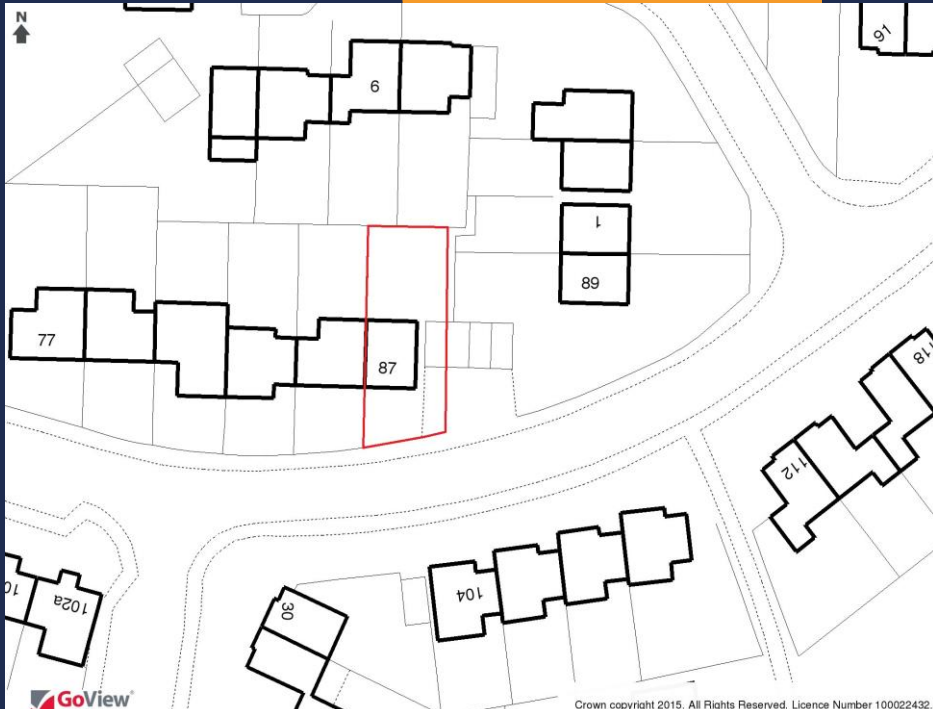
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 87 Wyville Road Frome BA11 2BT

The tenure is freehold

All Mains Services are connected

The Council Tax Band is C and is charged at £1984.07 for 2023/24.



**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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