



22 Wyville Road,
Frome, BA11 2BU

Guide Price £385,000

An exceptional family home which has been extended to the side and rear. The accommodation now includes a living room, dining room with garden room/study area, 19' kitchen breakfast room with a range of modern fitted units, a utility room and a downstairs WC. The first floor has three good-sized bedrooms, two with fitted wardrobes, and a luxurious four piece 17' bathroom which includes a separate shower cubicle. The property further benefits from a large single garage with electric door, 50' enclosed rear garden with patio and lawned areas timber shed and covered store.



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.



- Extended Immaculate Family Home
- Three Good-Sized Bedrooms
- Living and Dining Room
- Garden Room/Study
- 17' Fitted Kitchen & Utility
- Downstairs WC
- Garage and Ample Parking
- Triple Glazing To The Front
- Gas Central Heating
- Enclosed South Facing Garden

- Living Room 4.93m x 4.87m (16'2 x 16')
- Dining Room 3.5m x 2.65m (11'5 x 8'6)
- Garden Room 2.95m x 2.43m (9'8 x 8')
- Kitchen/Breakfast Room 6.0m x 2.13m (19'8 x 7')
- Utility Room 2.86m x 1.76m (9'5 x 5'9)
- Bedroom One 4.87m x 3.04m (16' x 10')
- Bedroom Two 3.2m x 2.9m (10'6 x 9'8)
- Bedroom Three 2.95m x 2.2m (9'9 x 7'3)
- Bathroom 5.18m x 2.13m (17' x 7')
- Garage 4.8m x 3.2m (15'9 x 10'6)
- Rear Garden 15.24 x 7.92m (50' x 26')





Address

The tenure is freehold.

All main services are connected.

The Council Tax is a band C and charged at £2015.00 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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