



116 Wyville Road

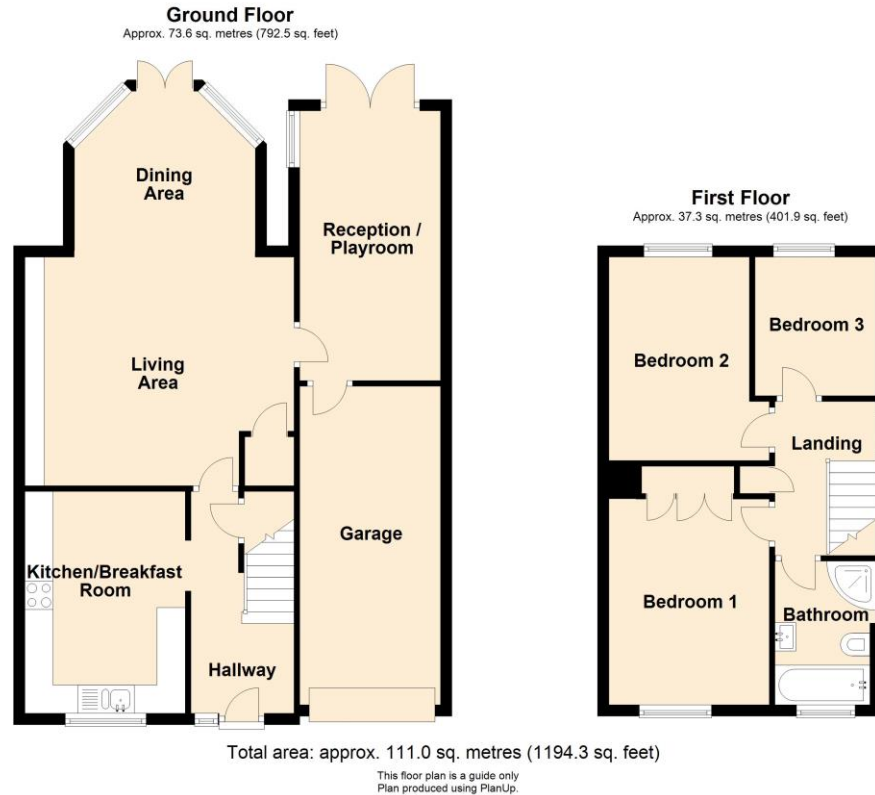
Frome

BA11 2BT

Offers in excess of:

£370,000

A very smart and much improved three bedroom semi-detached house, located on the popular Berkley Down development. This house is ideally placed, backing onto the Ludlow Close Green, offering a good degree of privacy at the rear. You can park three vehicles at the front with access into the sensibly sized garage too. The house is immaculate, kept in great order by the owners, with all floor covering and decoration in great condition. The interior has a conventional layout with a proper entrance hallway, the comprehensively fitted kitchen with plenty of built in appliances, the living/dining room is at the rear with the dining area in the extension with access out to the garden. There is another reception room adjacent to the living area with access to the garden and the garage. The first floor has two good sized double bedrooms, with a single third and the modern, contemporary, four piece bathroom suite.



#### 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.*



- 1194Sqft Semi-Detached House
- Popular Berkley Down Development
- Stylish Interior & Extended On The Ground Floor
- Entrance Hallway, Living/Dining Area
- Reception Room/Playroom
- Comprehensively Fitted Kitchen
- Three Bedrooms, Modern, Contemporary Bathroom
- Gas Fired Central Heating and Double Glazed Throughout
- Single Garage & Driveway Parking
- Enclosed Garden Offering a Good Degree Of Privacy

- Kitchen 11' 3" (3.43m) x 9' 2" (2.79m)
- Living Area 15' 6" (4.72m) x 14' 0" (4.27m)
- Dining Area 9' 6" (2.9m) x 10' 4" (3.15m)
- Reception Room/Playroom 15' 8" (4.78m) x 7' 9" (2.36m)
- Garage 18' 6" (5.64m) x 8' 2" (2.49m)
- Bedroom One 13' 2" (4.01m) x 9' 6" (2.9m)
- Bedroom Two 11' 10" (3.61m) x 9' 6" (2.9m) reducing to 8' 4" (2.54m)
- Bedroom Three 7' 11" (2.41m) x 7' 1" (2.16m)
- Bathroom 8' 4" (2.54m) x 6' 1" (1.85m)



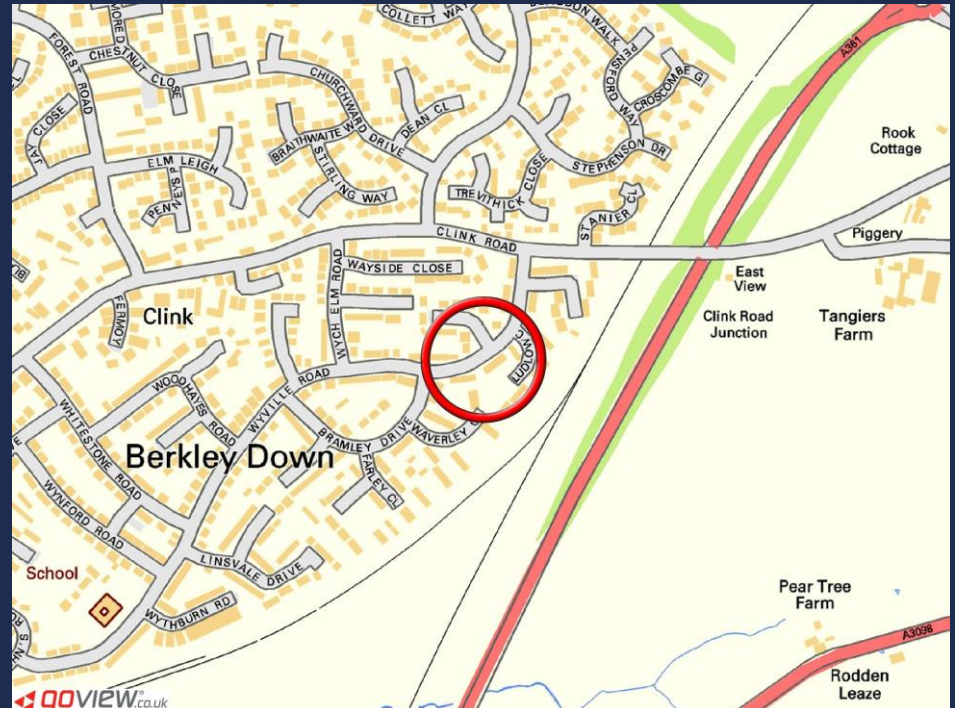


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The Tenure is Freehold

All Main Services Are Connected

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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