



65 Wyville Road  
Frome  
BA11 2BZ

Guide Price £300,000

A two bedroom detached bungalow on the popular Wyville Road. There aren't many of these designs, with a sensible sized plot, a driveway on the side along with a single garage. Enough Garden to the front and rear to keep you entertained without taking your whole week. Internally the bungalow would benefit from some cosmetic improvements but it has double glazed windows and doors a relatively modern gas fired central heating boiler. The property is offered for sale with no onward chain.

### Ground Floor



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

This floor plan is a guide only  
Plan produced using PlanUp.

### 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.*



- 789Sqft Detached Bungalow
- Popular Berkley Down Development
- Driveway Parking & Single Garage
- Would Benefit From Some Updating
- Two Double Bedrooms
- Living Room With Picture Window & Conservatory
- Kitchen/Dining Room & Wet Room
- Solar PV Panels
- Enclosed Garden At The Rear & Lawn At The Front
- Modern Gas Fired Boiler & Double Glazed Windows

- Living Room 15' 5" (4.7m) x 11' 10" (3.61m)
- Kitchen/Dining 14' 10" (4.52m) x 10' 2" (3.1m)
- Bedroom One 11' 11" (3.63m) x 11' 4" (3.45m)
- Bedroom Two 10' 10" (3.3m) x 10' 2" (3.1m)
- Conservatory 9' 2" (2.79m) x 8' 9" (2.67m)
- Wet Room 6' 8" (2.03m) x 5' 4" (1.63m)



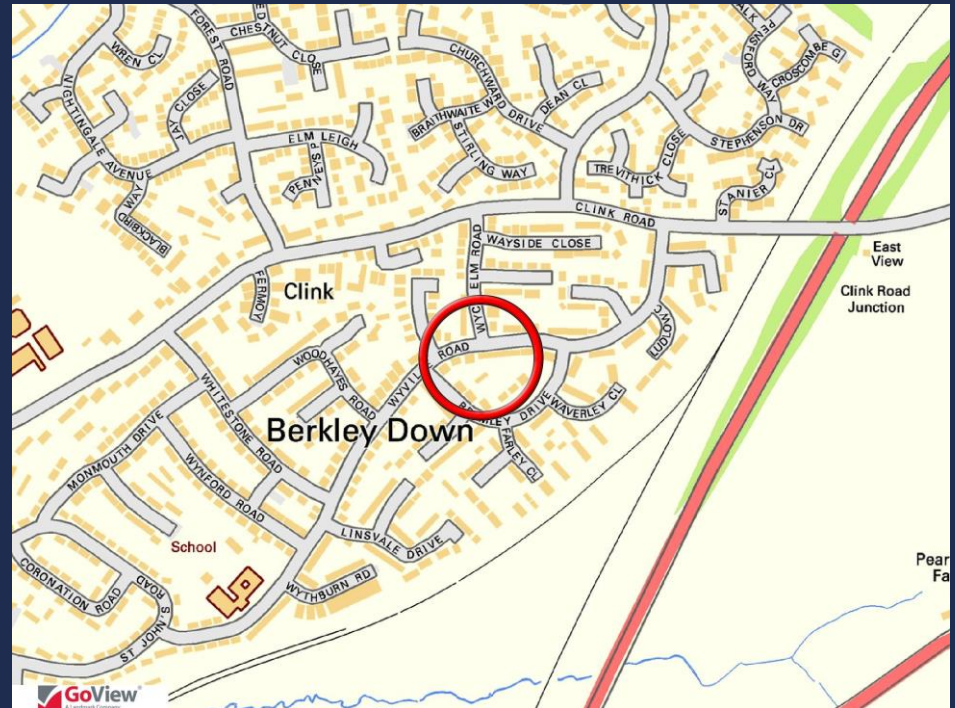


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The tenure is freehold

All Main Services are connected

The Council Tax Band is D and is charged at £2,388.13 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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