

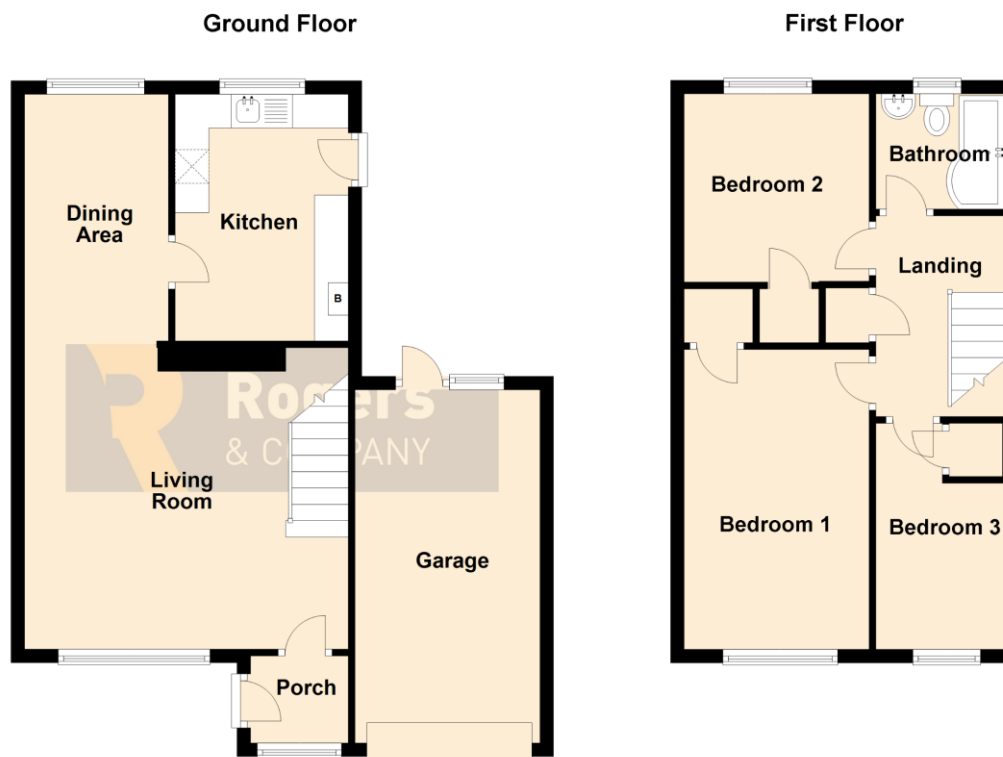




120 Wyville Road  
Frome  
BA11 2BS

Offers in excess of:  
£300,000

A three bedroom link detached house, located on the popular Berkley Down development, easily accessible to plenty of schools including Frome College, the leisure centre, health centre and hospital, as well as plenty of shops, all one road away from the A361. The property is offered for sale with no onward chain. The house is ready for any potential purchaser to add their own touch. Whilst perfectly liveable and ready for occupation, the house has a low maintenance garden with scope for extension (subject to all the necessary consents) along with a garage and driveway parking.



Total area: approx. 96.4 sq. metres (1037.2 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.*



- 1037 Sqft Link Detached House
- Popular Berkley Down Development
- Bath Side Of Town
- Close To Schools, Frome College, Leisure Centre & Shops
- Three Bedrooms
- Living Room, Dining Area
- Fitted Kitchen & Modern Bathroom
- Driveway Parking & Single Garage
- Double Glazed Windows & Gas Central Heating
- Enclosed Low Maintenance Garden

- Living Room 15' 9" (4.8m) x 14' 3" (4.34m)
- Dining Area 12' 2" (3.71m) x 7' 4" (2.24m)
- Kitchen 12' 2" (3.71m) x 7' 1" (2.16m)
- Garage 17' 4" (5.28m) x 9' 0" (2.74m)
- Bedroom One 14' 7" (4.44m) x 9' 1" (2.77m)
- Bedroom Two 9' 8" (2.95m) x 9' 0" (2.74m)
- Bedroom Three 8' 10" (2.69m) x 6' 5" (1.96m)
- Bathroom 6' 5" (1.96m) x 6' 3" (1.9m)





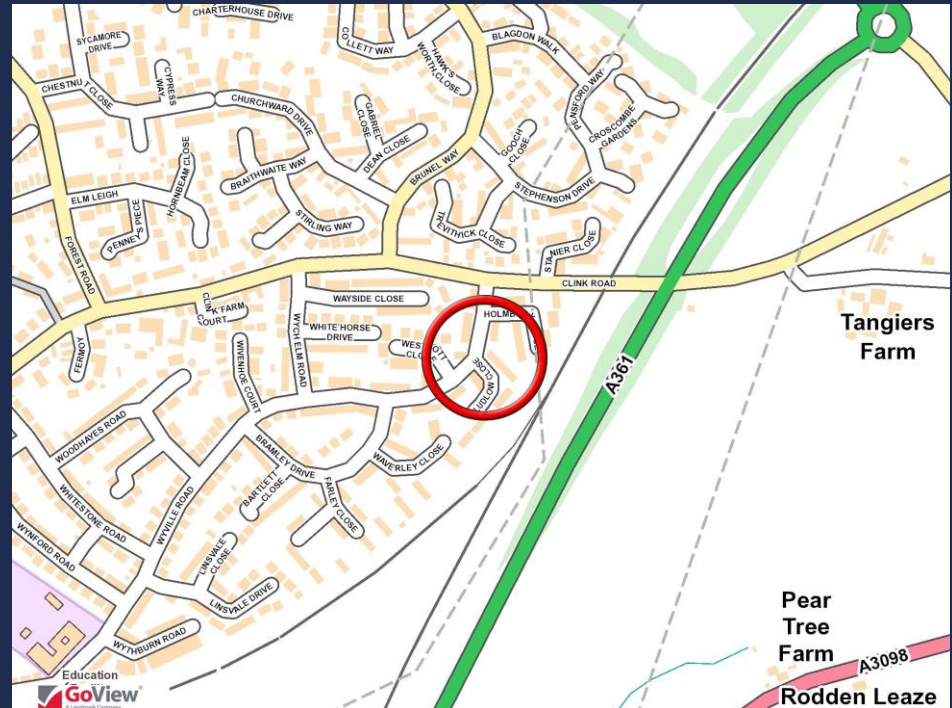
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## 120 Wyville Road Frome BA11 2BS

The tenure is freehold

All Main Services are connected

The 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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