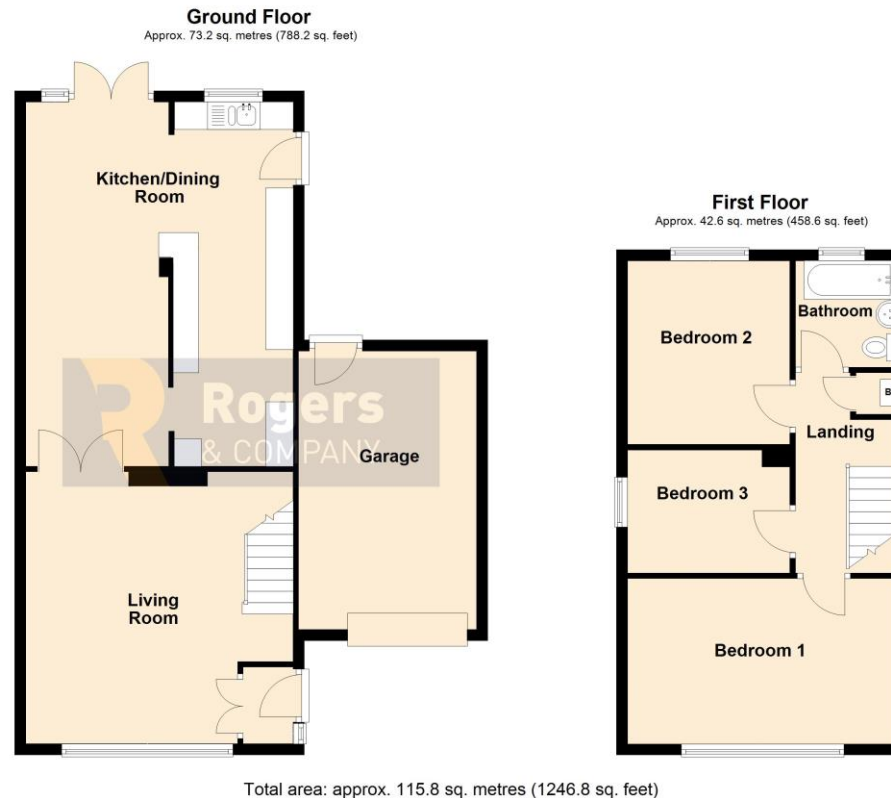




24 Wyville Road
Frome
BA11 2BU

Guide Price £375,000

An extended link-detached family home located on the popular Berkley Down development, just yards away from Hayesdown first school. The house has been extended on the ground floor with a much improved kitchen/dining/family room at the rear, this leads out to the generous rear garden, which has got a sensible sized lawn along with a paved seating area. On the first floor there are three good sized bedrooms and a modern family bathroom with shower over the bath. There is driveway parking and a low maintenance gravel area to the front.



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.



- Gable Fronted Link-Detached Family Home
- Extended On The Ground Floor
- Three Good-Sized Bedrooms
- 21' Modern Fitted Kitchen & Dining Area
- 16' Living Room
- 16' Master Bedroom
- Neat & Private Rear Garden
- Larger Single Garage And Driveway Parking
- Gas Central Heating & Double Glazing
- No Onward Chain

- Living Room 16' 2" (4.93m) x 12' 5" (3.78m)
- Dining/Family Room 21' 8" (6.6m) x 8' 10" (2.69m)
- Kitchen Area 21' 8" (6.6m) x 7' 1" (2.16m)
- Bedroom One 16' 0" (4.88m) x 9' 10" (3m)
- Bedroom Two 10' 11" (3.33m) x 9' 8" (2.95m)
- Bedroom Three 9' 8" (2.95m) x 9' 8" (2.95m) x 7' 4" (2.24m)
- Bathroom 6' 4" (1.93m) x 5' 10" (1.78m)
- Garage 16' 7" (5.05m) x 10' 7" (3.23m)



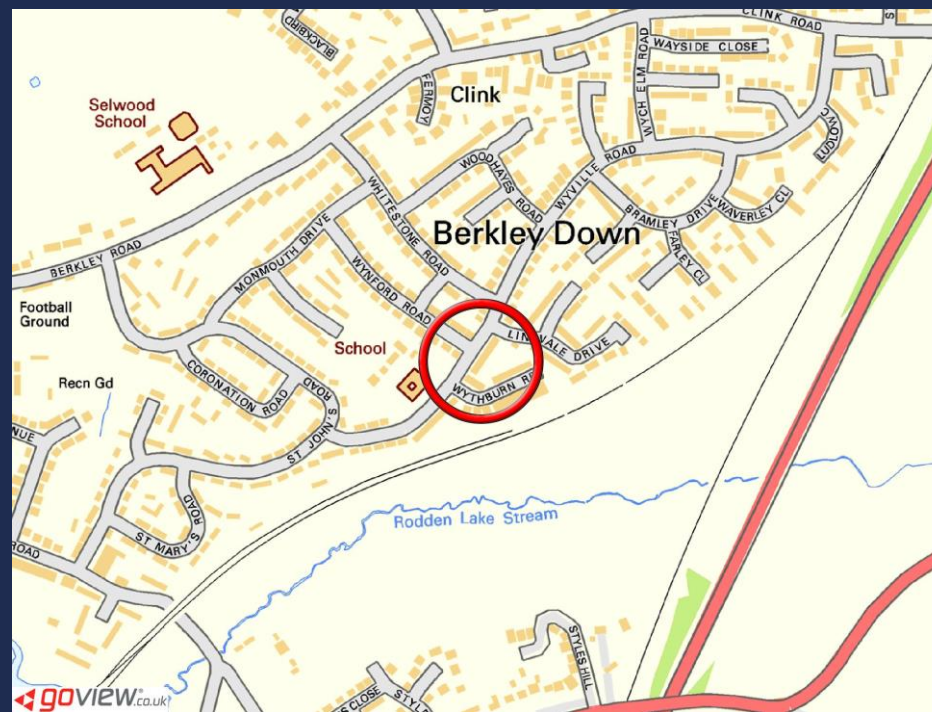
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold.

All Mains Services Are Connected.

The Council Tax Band is C And Is Charged At £2269.95 for 2025/26



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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

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