



91 Wyville Road
Frome
Somerset
BA11 2BS

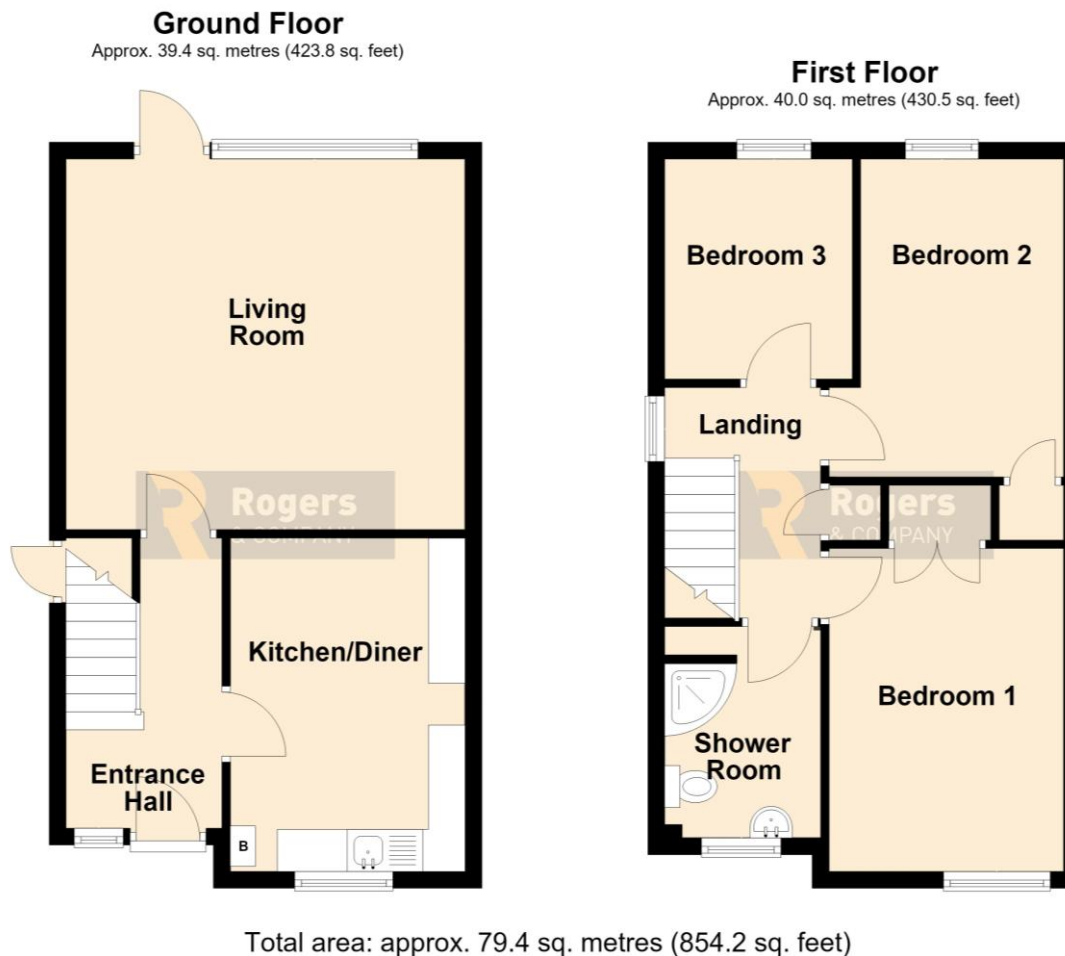
Guide Price £285,000

Offered for sale with no onward chain, this well-proportioned three bedroom house offers approximately 854 Sqft of accommodation arranged over two floors.

The property comprises of an entrance hall with stairs to the first floor, spacious living room, separate kitchen/diner, three bedrooms and a modern shower room.

The property also benefits from a detached garage and driveway that can be accessed from the rear garden.

The house would benefit from some updating and modernisation, offering an excellent opportunity for the purchaser to improve and personalise the accommodation to their own requirements.



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.

- Well-Proportioned Three-Bedroom Semi-Detached House
- Approximately 854 Sq Ft Of Accommodation
- Separate Kitchen/Dining Area
- First-Floor Shower Room
- Spacious Reception Room With Patio Door Leading Into Rear Garden
- Off-Street Driveway Parking And Detached Garage Accessed From The Rear Garden
- Situated On The Bath Side Of Frome, Within Walking Distance Of Local Schools And Amenities
- Generously Sized Front And Rear Gardens
- Modern Boiler
- Offered For Sale With No Onward Chain

- Living Room – 15' 7" (4.75m) x 14' 6" (4.41m)
- Kitchen/Diner – 13' 0" (3.96m) x 9' 2" (2.79m)
- Entrance Hall – 11' 7" (3.53m) x 6' 1" (1.85m)
- Bedroom 1 – 13' 3" (4.04m) x 9' 2" (2.79m)
- Bedroom 2 – 12' 5" (3.78m) x 6' 7" (2.00m)
- Bedroom 3 – 8' 7" (2.62m) x 7' 4" (2.23m)
- Shower Room – 8' 3" (2.51m) x 6' 1" (1.85m)
- Garage – 16' 2" (4.93m) x 8' 5" (2.57m)
- Rear Garden – 31' 0" (9.45m) x 26' 0" (7.92m)



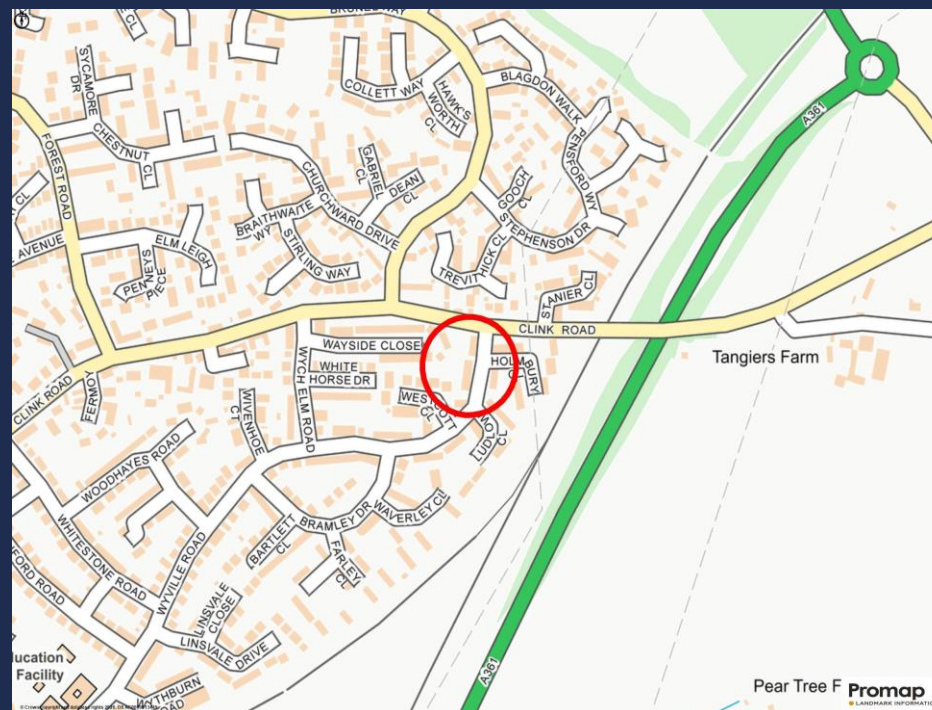
AWAITING EPC

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The tenure is freehold

All main services are connected

The Council Tax band is C and is charged at £2,388.16 for 2026/27.



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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& COMPANY**