



Wyville Road, Frome

£320,000

Council Tax Band C Council Rates 2,276.00 per annum



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to arrange your viewing of this beautifully presented three-bedroom semi-detached family home. Situated on a sought-after residential estate on the popular Bath side of Frome, this lovely home has been thoughtfully upgraded by the current owners and offers generous living accommodation throughout. Downstairs, you will find a contemporary kitchen, spacious lounge and a fantastic family dining room overlooking the enclosed rear garden. Upstairs are three well-proportioned bedrooms and the family bathroom. Outside, the property benefits from plenty of parking for multiple vehicles, along with access to the linked garage To view the virtual reality tour, please follow this link:[Click Here](#)

What our vendor loves

Our vendors have absolutely loved living here and it has been the perfect family home for them over the years. The location has been ideal, particularly for schools and nursery, making family life so much easier. They have loved raising their four children here and have created so many wonderful memories along the way. The only reason they are moving is simply because their family has outgrown the house, otherwise they would happily stay. It really has been a wonderful home for their young family, and they hope the next owners will love it just as much as they have.

Key Features

- Three Bedroom Family Home**
- Close to Amenities, Schools and Transport Links**
- Driveway for Two Cars and Garage**
- Well Proportioned Bedrooms**
- Gas Central Heating**
- Modernised Kitchen and Bathroom**



Rooms

Entrance Porch

5'3" x 4'5" (1.60m x 1.35m)

Living Room

14'4" x 12'10" (4.37m x 3.91m)

Dining Room

9'6" x 12'2" (2.90m x 3.71m)

Kitchen

8'0" x 11'9" (2.44m x 3.58m)

Landing

5'11" x 10'1" (1.80m x 3.07m)

Bedroom One

10'0" x 12'6" (3.05m x 3.81m)

Bedroom Two

9'6" x 9'7" (2.90m x 2.92m)

Bedroom Three

7'6" x 8'5" (2.29m x 2.57m)

Bathroom

7'11" x 5'2" (2.41m x 1.58m)

Garage

8'8" x 17'3" (2.64m x 5.26m)

Directions

From our office, turn left onto Wallbridge. At the traffic lights, turn left onto New Road and continue under the railway bridge onto Rodden Road. At the traffic lights take a right onto Berkley Road and follow the road for approximately half of a mile where you will turn right onto Wyville Road the property will be found shortly on your right hand side.

Agent Notes

Additional material information is available at request from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages



Approximate total area⁽¹⁾980 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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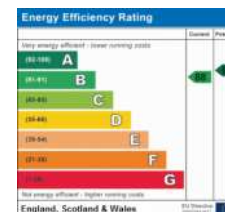
Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: andrew.doel@forestmarble.co.uk



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