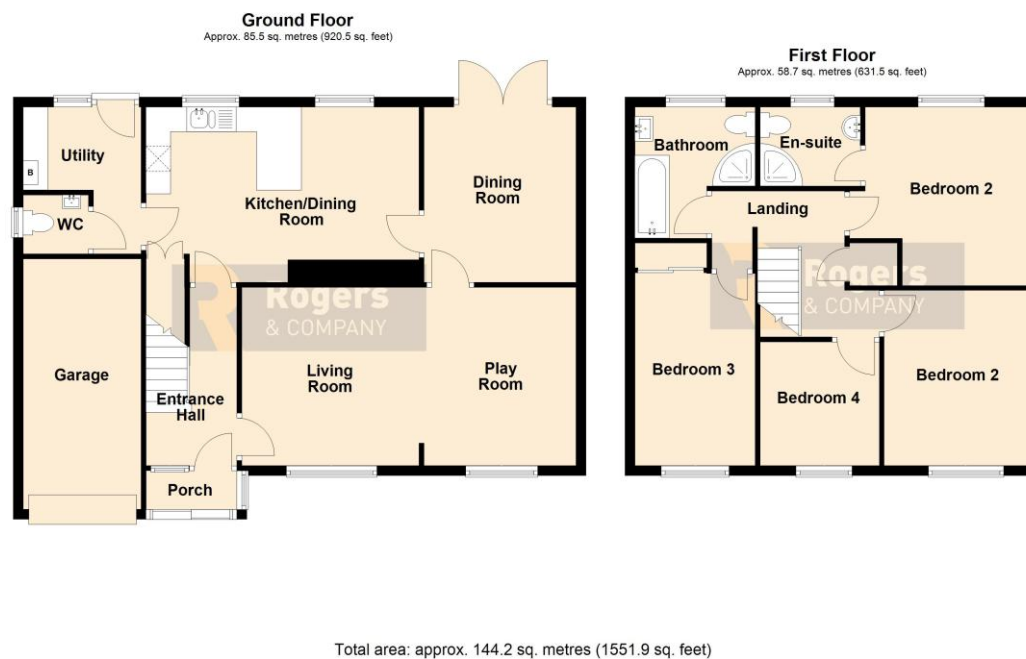




65 Park Hill Drive
Frome
BA11 2LQ

Guide Price £475,000

Vastly Extended and improved during its life, this impressive, detached house is located on a popular road within easy reach of the town centre. With plenty of space for a growing family, or even potential to house a dependent relative should you require. Built in a time where windows are in every room and sensibly sized, the front of the property is set back from the roadside providing a gravelled driveway for three vehicles. The front porch leads into the entrance hallway with the living room, playroom, dining room, kitchen/breakfast room and utility room on the ground floor. The first floor has a main bedroom with en-suite shower room, two further decent sized doubled and a very good sized fourth. The family bathroom has a four piece modern suite. The garage is integral with a side gate leading around to the rear garden, which has plenty of mature trees and shrubbery. The central heating is provided by a modern Gas combination boiler



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.



- 1551 Sqft Improved & Vastly Extended Family Home
- Popular Road, Close To The Town Centre
- Four Bedrooms
- En-Suite Shower Room & Four Piece Family Bathroom
- Living Room, Playroom/Study
- Kitchen/Breakfast Room & Separate Dining Room
- Utility Room & Downstairs WC
- Enclosed Rear Garden With A Good Degree Of Privacy
- Gas Fired Central Heating & Double Glazing
- Integral Garage & Driveway Parking

- Living Room 11' 9" (3.58m) x 11' 8" (3.56m)
- Playroom 11' 11" (3.63m) x 10' 0" (3.05m)
- Dining Room 11' 8" (3.56m) x 10' 1" (3.07m)
- Kitchen/Breakfast Room 18' 2" (5.54m) x 11' 9" (3.58m)
- Utility Room 7' 11" (2.41m) x 5' 6" (1.68m)
- Integral Garage 16' 8" (5.08m) x 8' 2" (2.49m)
- Bedroom One 11' 11" (3.63m) x 11' 0" (3.35m)
- En-Suite Shower Room 6' 10" (2.08m) x 5' 5" (1.65m)
- Bedroom Two 12' 11" (3.94m) x 8' 2" (2.49m)
- Bedroom Three 11' 8" (3.56m) x 9' 9" (2.97m)
- Bedroom Four 8' 3" (2.51m) x 7' 11" (2.41m)
- Family Bathroom 8' 7" (2.62m) max x 8' 0" (2.44m) max



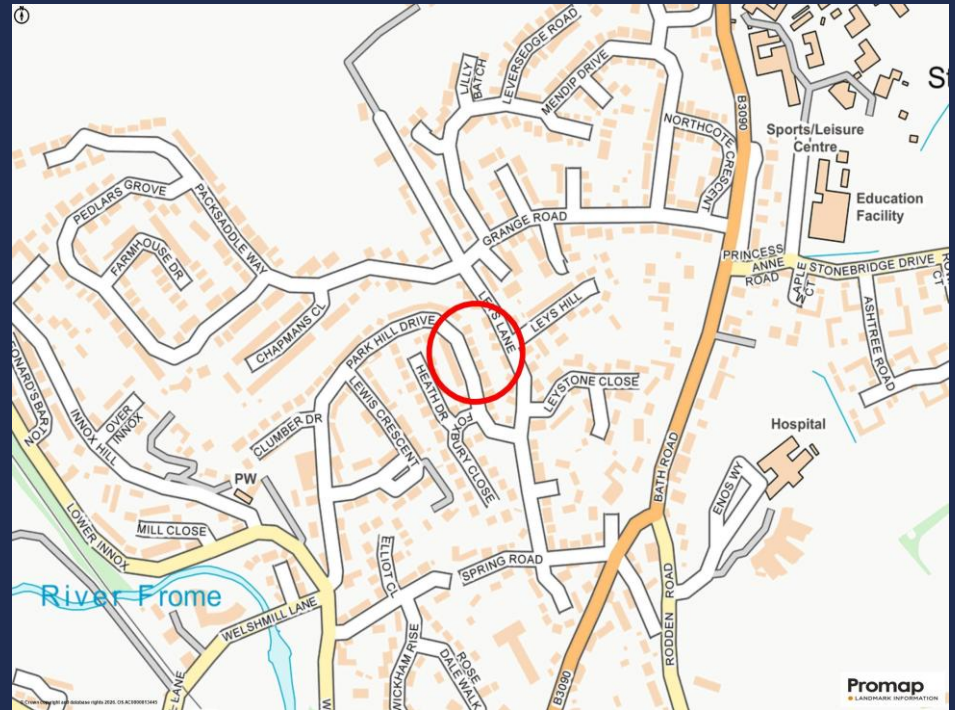


65 Park Hill Drive Frome BA11 2LQ

The Tenure is freehold

All Main Services Are Connected

The Council Tax Band is D and is charged at £2,686.87 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.

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