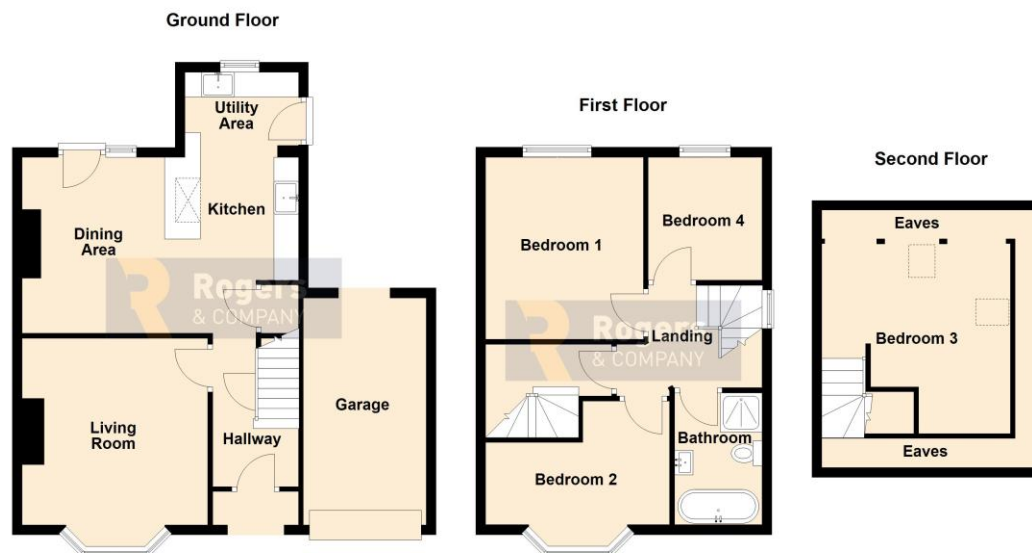




77 Whitewell Road  
Frome  
BA11 4EN

Guide Price £425,000

Built in the 1940's by reputable local builders Williams' this lovely bay fronted semi-detached house has been the subject of substantial works including a new roof with a brand new loft conversion. The kitchen, four piece bathroom suite, central heating and windows have all been done by the current owners. Stylishly presented with woodburning stoves in both the living room and dining area. The kitchen/dining area is a superb room with a utility space at the rear. Outside the gardens have been landscaped with a large decked area, a decent sized lawn with an abundance of fruit trees, workshop and shed. There is a garage and plenty of driveway parking, all about 1 mile from town, 500 yards from open fields and about the same distance from Victoria Park.



Total area: approx. 122.9 sq. metres (1322.8 sq. feet)

#### 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.*





- 1322 Sqft 1940's Bay Fronted Semi-Detached House
- Popular Road Close To Victoria Park
- In Superb Condition Having Undergone Substantial Works By Current Owner
- New Roof, Loft Conversion, Majority Of New Windows
- New Gas Fired Central Heating
- New Kitchen With Underfloor Heating, New Four Piece Bathroom
- Impressive Kitchen/Dining/Utility Space With Woodburning Stove
- Generous, Square Living Room With Exposed Floor And Woodburning Stove
- 80ft South Facing, Landscaped Garden
- Driveway Parking & Single Garage

- Living Room 12' 4" (3.76m) x 12' 4" (3.76m)
- Dining Area 12' 1" (3.68m) x 10' 5" (3.18m)
- Kitchen Area 8' 3" (2.51m) x 7' 9" (2.36m)
- Utility Area 8' 2" (2.49m) x 4' 8" (1.42m)
- Bedroom One 12' 1" (3.68m) x 10' 6" (3.2m)
- Bedroom Two 12' 5" (3.78m) x 5' 5" (1.65m)
- Bedroom Four 8' 5" (2.57m) x 7' 11" (2.41m)
- Bathroom 8' 10" (2.69m) x 5' 11" (1.8m)
- Bedroom Three 12' 3" (3.73m) x 12' 2" (3.71m) to Eaves
- Garage 15' 0" (4.57m) x 8' 2" (2.49m)





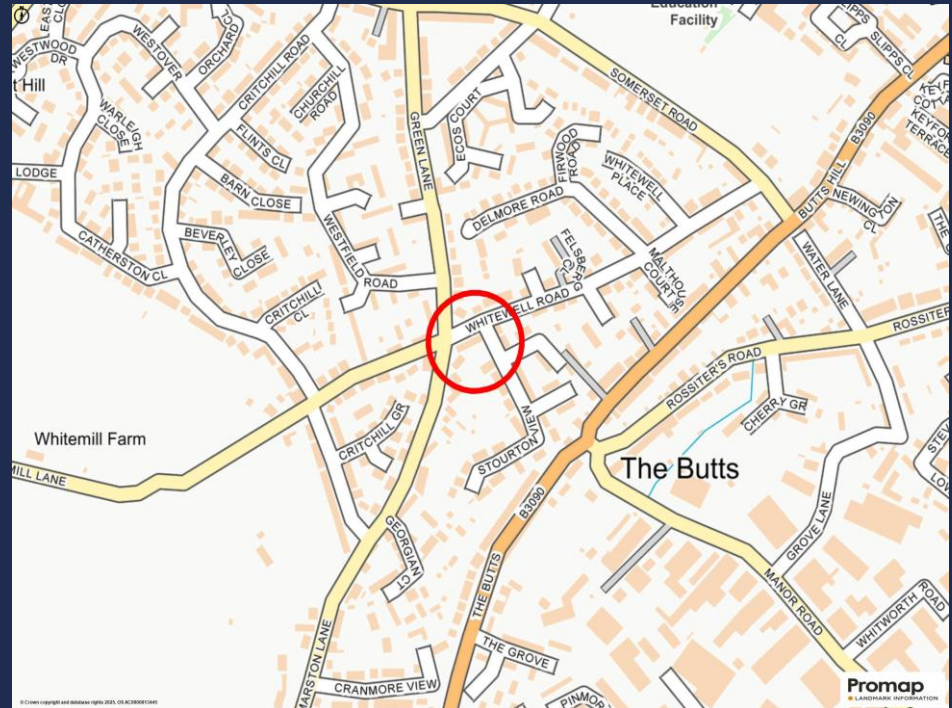
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

77 Whitewell Road  
Frome  
BA11 4EN

The Tenure is Freehold

Gas, Electricity, mains water and drainage are connected

The Council Tax Band is C and is charged at £2,269.95 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.

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