



16 Henley Way
Frome
BA11 3HY

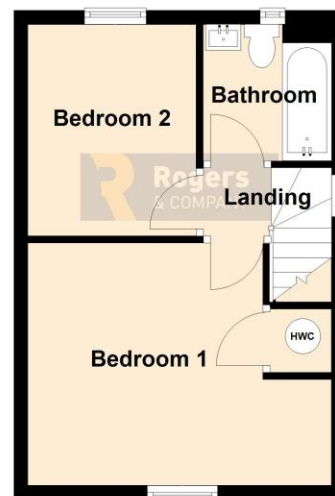
Guide Price £285,000

An immaculate two bedroom semi-detached house that has undergone significant improvements by the current owner. Located on the sought after Singers development, just a few yards from the town centre. With a modern kitchen, bathroom, double glazing, doors, landscaped rear garden, flooring and décor, this house is ready to go. With the benefit of garage parking too.

Ground Floor
Approx. 32.7 sq. metres (352.5 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 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.



- 658 Sqft Semi-Detached House
- Sought After Singers Development In The Town Centre
- Beautifully Presented
- Having Undergone Substantial Improvements
- Modern Fitted Kitchen & Bathroom
- Upgraded Central Heating Boiler & Pressurised Hot Water Cylinder
- Modern Upvc Windows and Doors
- Modern Flooring & Decor
- Landscaped Rear Garden
- Single Garage In Nearby Residents Parking Area

- Living Room 14' 2" (4.32m) x 13' 1" (3.99m)
- Kitchen/Dining Room 14' 2" (4.32m) x 8' 1" (2.46m)
- Bedroom One 11' 5" (3.48m) x 10' 9" (3.28m) plus recess
- Bedroom Two 9' 10" (3m) x 7' 8" (2.34m)
- Bathroom 6' 6" (1.98m) x 5' 11" (1.8m)



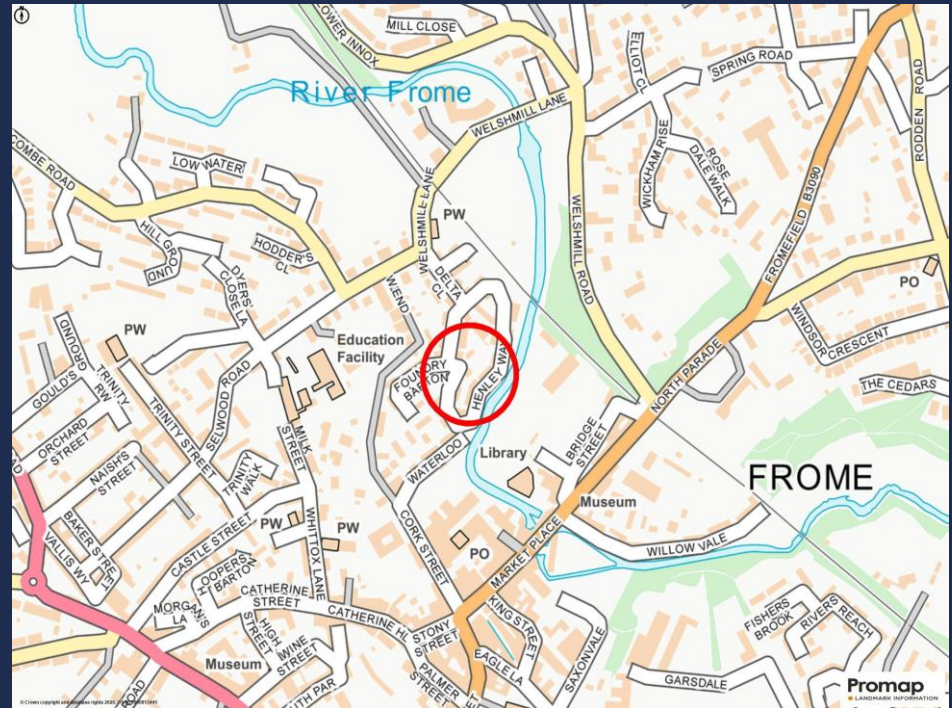
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is Freehold

All Main Services Are Connected

The Council Tax Band Is B and Charged at £2,089.62 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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