

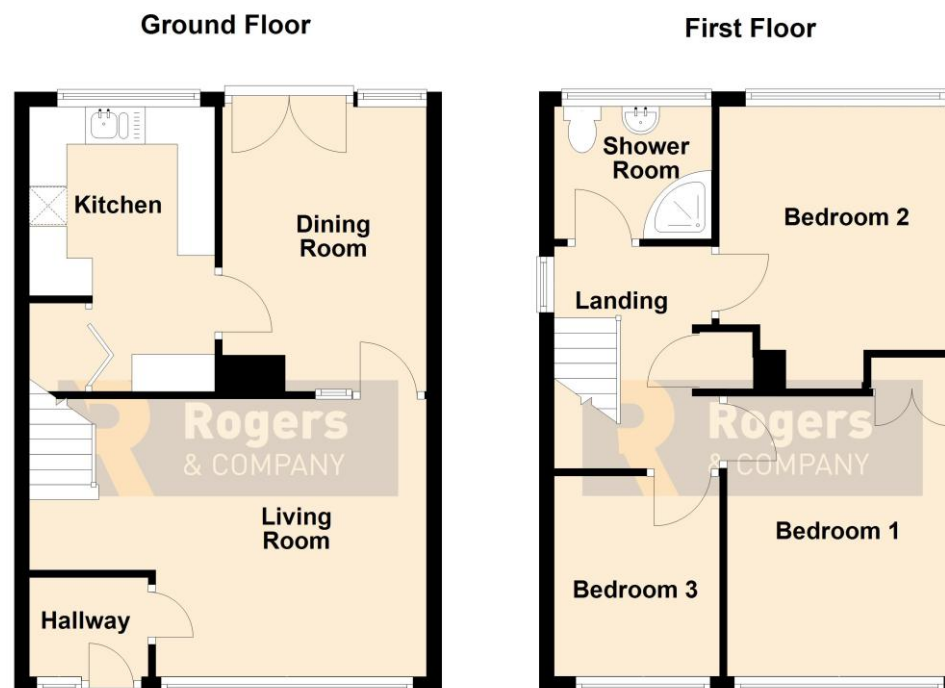




60 Woodhayes Road  
Frome  
Somerset  
BA11 2DQ

Guide Price £275,000

A three bedroom semi-detached house on the popular Berkley Down Development on the Bath side of Town. In need of renovation, this house has the benefit of a terrific corner plot with plenty of scope and potential for extension (subject to all the necessary consents). Close to Hayesdown primary school, within walking distance of Selwood Academy and Frome College, this estate has always proven popular with families, with a driveway and garage at the rear of the garden that in turn extends to the side and wraps around the front. There is gas connected at the property, along with double glazed windows.



Total area: approx. 872.0 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.*



- 872 Sqft Semi-Detached House In Need Of Renovation
- Popular Berkley Down Development
- On The Bath Side Of Town
- Generous Corner Plot
- With Scope For Extension (Subject To All The Necessary Consents)
- Entrance Lobby, Living Room, Dining Room, Kitchen
- Three Bedrooms, Shower Room
- Gas Connected
- Double Glazed Windows
- No Onward Chain

- Living Room 13' 4" (4.06m) x 17' 0" (5.18m) max reducing 11' 11" (3.63m)
- Dining Room 11' 6" (3.51m) x 8' 7" (2.62m)
- Kitchen 11' 9" (3.58m) x 7' 10" (2.39m)
- Bedroom One 12' 4" (3.76m) x 9' 5" (2.87m)
- Bedroom Two 10' 8" (3.25m) x 9' 8" (2.95m)
- Bedroom Three 8' 10" (2.69m) x 7' 2" (2.18m)
- Shower Room 6' 11" (2.11m) x 5' 6" (1.68m)





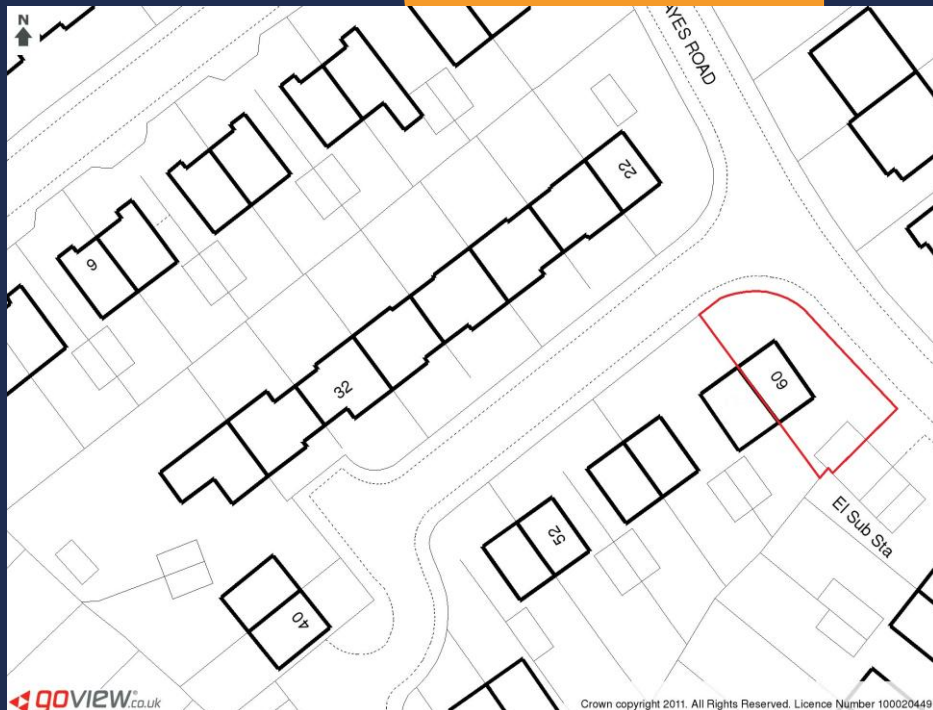


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The Tenure Is Freehold

Mains Water, Drainage, Electricity And Gas Are Connected At The Property

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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