

107 Wyville Road, Frome, BA11 2BS



Guide Price £350,000-365,000 Freehold

A beautifully presented and thoughtfully laid out three-bedroom link-detached property, located in a desirable residential setting on the edge of town. This attractive home offers generous living space, contemporary finishes throughout, and is being offered to the market with no onward chain.

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DESCRIPTION

The property welcomes you into a spacious entrance hallway, which offers access to the garage and benefits from an understairs storage cupboard – perfect for coats and shoes. A cloakroom with WC and wash hand basin adds further convenience.

To the front of the home, the stylish kitchen enjoys a bright aspect with integrated blinds, sleek cabinetry, and a full range of integrated appliances including fridge/freezer, washing machine, oven, hob, and extractor. The heart of the home is the generous open-plan sitting and dining room, a light-filled space with ample room for both lounging and entertaining. Bifold doors lead seamlessly into the conservatory, which offers a delightful year-round retreat with views over the rear garden and direct access to the patio.

Upstairs, the home features two spacious double bedrooms, both with fitted wardrobes and plenty of space for freestanding furniture, along with a well-proportioned single bedroom ideal as a child's room, home office, or nursery. The modern family bathroom has been finished to a high standard with a Jacuzzi-style bathtub and overhead shower, WC, wash hand basin, and heated towel rail.

OUTSIDE

Outside The rear garden is a standout feature – well-tended and offering a fantastic balance of lawn and patio. A sun terrace

provides an ideal spot for alfresco dining or simply enjoying a morning coffee. Raised flowerbeds add charm and colour, and side access makes for easy maintenance. To the front, a high-quality resin driveway offers ample off-street parking and leads to the integral garage, which features an integrated bar area and further access to the garden.

ADDITIONAL INFORMATION

Mains gas central heating. All mains services are connected.

LOCATION

Frome is a historic and architecturally impressive Town renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, Frome is now famous for its monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.

Babington House, the private members' club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away (approximately 10 minutes); and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.

Connections in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





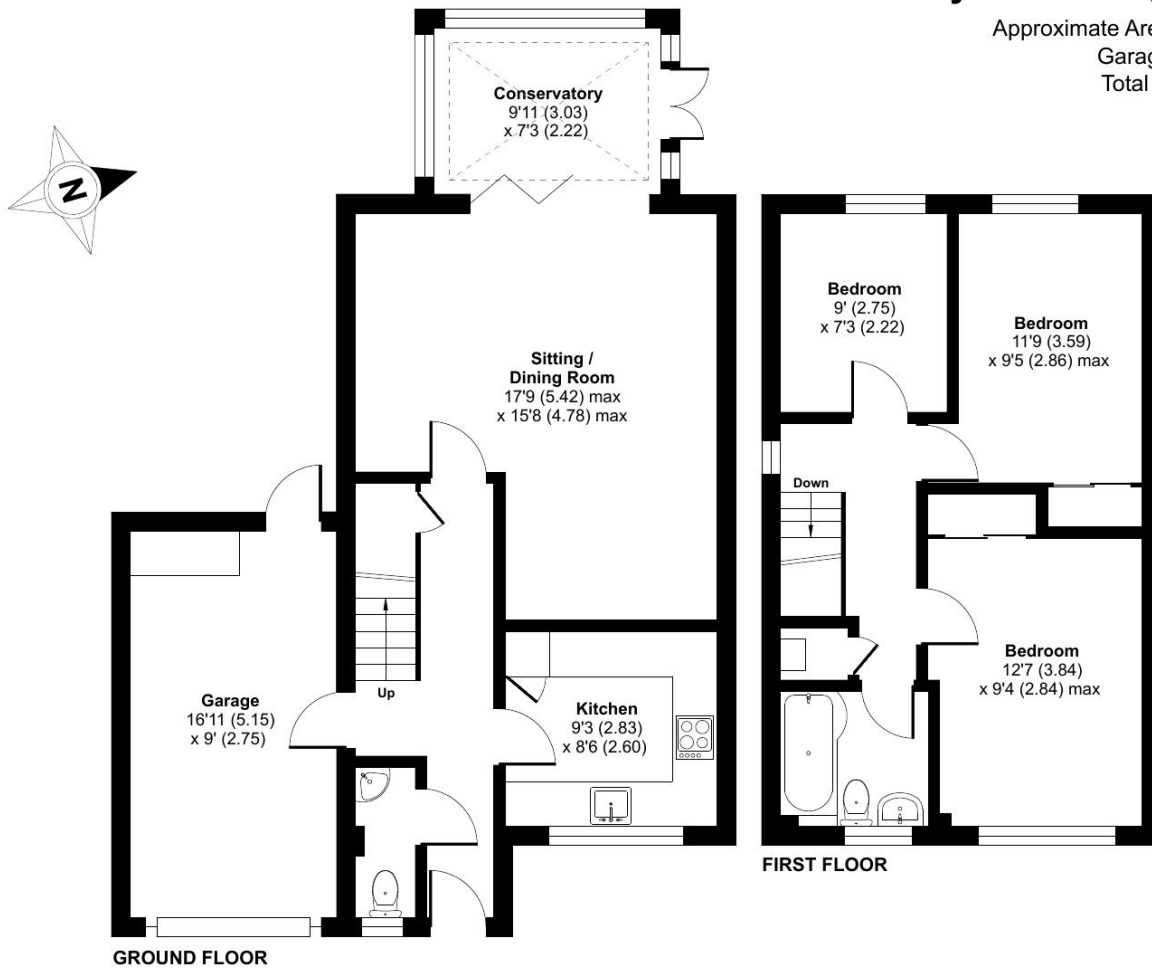
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Approximate Area = 953 sq ft / 88.5 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1321051



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