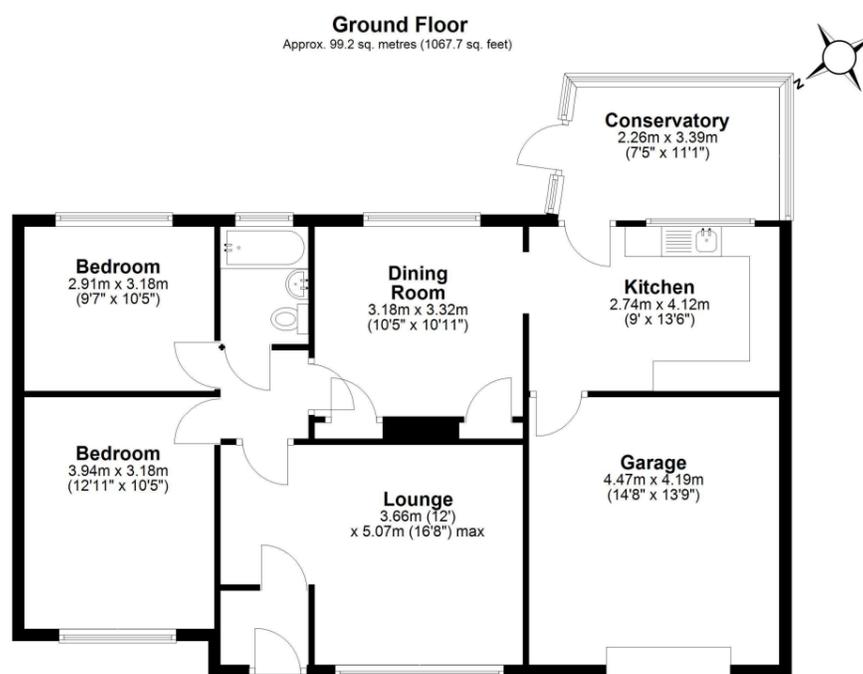




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 99.2 sq. metres (1067.7 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

2 Wyville Road, -

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road, carry straight across the traffic lights and then turn into Whitestone Road just past the Selwood Academy which is on the opposite side of the road, at the junction of Wyville Road turn right and the property will be found on the right hand side opposite the Hayesdown First School.

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**\*A good sized two double bedroom semi-detached bungalow\*Upvc sealed double glazed windows\*Gas fired central heating to radiators via gas fired boiler (installed in October 2025)\*Parking for two cars in addition to a good sized single garage with power and light connected, South east facing enclosed rear garden**

- **ENTRANCE HALL, LOUNGE, INNER HALL,**
- **TWO DOUBLE SIZED BEDROOMS, BATHROOM,**
- **DINING ROOM/BREAKFAST ROOM, KITCHEN,**
- **GARDEN ROOM/CONSERVATORY, GARAGE,**
- **PARKING TO THE FRONT**

**Situation:** The property lies just a stone's throw from the Hayesdown School and less than 1/4 mile from Selwood Middle School. This residential lies approximately 3/4 mile from the town centre which has a comprehensive range of shops, cafes, bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This two double bedroom semi-detached bungalow has a larger than average garage behind which is a kitchen extension access via a dining room and also leading to a garden room which in turn leads onto a generous sized southeast facing enclosed rear garden. The property would benefit from general updating to create a comfortable home which has gas fired central heating to radiators via a boiler which was installed in October 2025 and upvc sealed double glazed windows. No onward chain

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** With a part obscure sealed double glazed front door, further door to:

**Lounge:** With a radiator and a large picture window to the front, glazed door to:

**Inner Hall:** With doors to:

**Bedroom 1:** With a radiator and a double-glazed window to the front.

**Bedroom 2:** With a radiator and a double-glazed window to the rear.

**Bathroom:** With a coloured suite comprising a panelled bath, pedestal wash basin, low level WC, radiator and an obscure double-glazed window to the rear.

**Dining Room:** With a radiator, double glazed window to the rear and two cupboards one of which has slatted shelves and a factory lagged hot water cylinder and a Worcester Bosch gas fired boiler providing domestic hot water and central heating to radiators which was installed in October 2025.

**Kitchen:** With a range of wall and base units incorporating a stainless steel single drainer sink, space and plumbing for a washing machine, space for a cooker and a refrigerator, eye level units incorporating an extractor hood. Radiator, door to the garage and half glazed door to:

**Garden Room/Conservatory:** Of upvc double glazed construction on low walls and with a half-glazed door to the garden.

**Outside:** To the front of the property is an open plan area of garden laid mainly to lawn adjacent to which is a block paved driveway providing parking for two cars and in turn access to the:

**Single Garage:** 14'8"x13'7" With a metal up and over door, power and light connected and with a side window and personal door to the kitchen.

**Outside:** A gated access in turn leads to the:

**Rear Garden:** Which measures approximately 47' in width by 57' in length and comprises mainly lawn and a wooden garden shed towards the bottom. The garden enjoys a south easterly aspect and borders the branch railway line to the rear.

