

10 Church Lane, Rode BA11 6PN

COOPER
AND
TANNER



Guide £375,000 Freehold

 3  1  1 EPC C

Description

Set within a desirable tranquil position within a short stroll into the heart of the beautiful village of Rode, is this three-bedroom well-proportioned family home, offering a private enclosed rear garden, with a garage and parking accessed to the rear.

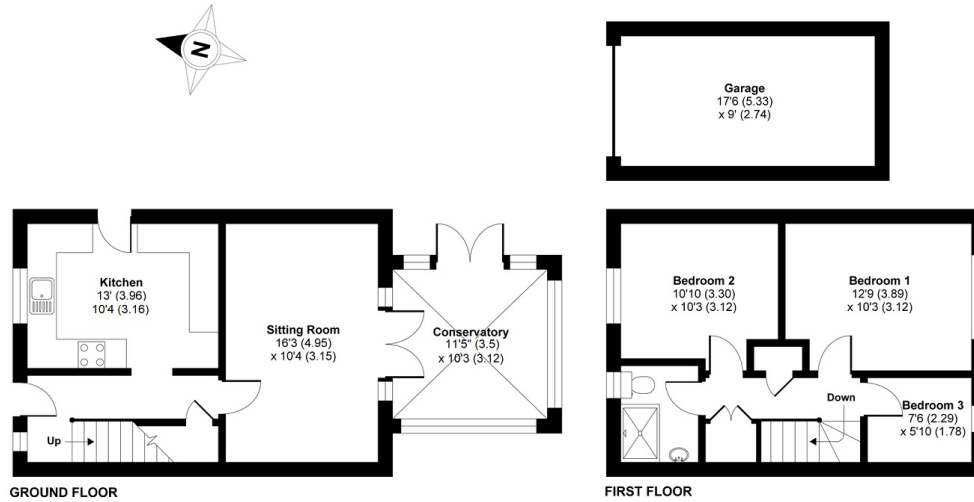
The home's accommodation provides three generous size bedrooms, a modern fitted kitchen, a light and airy lounge, conservatory, three-piece shower room, and entrance hallway. The lounge to the rear is a well-proportioned room offering space for all lounge furnishings. The kitchen to the front comprises a range of base and wall mounted cabinets, stainless steel sink unit inset into the worktop, fitted hob with space for under counter white goods and the kitchen is finished with feature spotlights. The ground floor is completed with a fully fitted part brick and UPVC conservatory to the rear, which is a fantastic space to sit and enjoy uninterrupted natural sunshine throughout the day. The first floor provides three good size bedrooms which are all served by the three-piece family bathroom.

Externally is a private enclosed and beautifully presented south facing mature rear garden, which has feature planting border surrounds, a range of planted trees and bushes and a central access path. To the rear of the home is the property's garage with private parking for multiple vehicles. At the front of the home is a garden which is mainly laid to shingle stones, with an access path which also leads to the side garden gate and space for an extensive shed.

Church Lane, Rode, Frome, BA11

Approximate Area = 1074 sq ft / 99.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Cooper and Tanner. REF: 792792



Features

- End of terrace home
- Modern fitted kitchen
- Large light and airy lounge
- Three good size bedrooms
- Conservatory
- Three-piece bathroom suite
- Private enclosed landscaped garden
- Garage and private parking

Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating C

FROME OFFICE

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