

9 The Mead,

Rode, BA11 6PF

COOPER
AND
TANNER



Guide £350,000 - £375,000 Freehold

Recently renovated to a high standard is this semi-detached home positioned within the sought-after village of Rode.

9 The Mead, Rode, BA11 6PF

 3  2  1 EPC D

Guide £350,000 - £375,000 Freehold

DESCRIPTION

Situated within the sought-after village of Rode, in a quiet cul-de-sac location is this beautifully renovated three-bedroom semi-detached property.

On the ground floor, you are welcomed into the property via the entrance porch which leads you into the entrance hall that provides easy access to the lounge, wonderful kitchen/diner, W.C. and stairs that rise to the first floor. The lounge is naturally light and newly carpeted with a window to the front. A feature fireplace takes centre stage. The open plan kitchen/diner has been completely renovated and now offers a range of matte wall and base units with space for undercounter appliances, in addition to an integrated oven and electric hob with extractor over. There is a peninsula breakfast bar in the centre, making for the ideal social/family space. The dining room is another fantastic room offering lots of natural light and with French doors leading out to the rear garden.

On the first floor there are two double bedrooms and one good size single, in addition to the brand-new family bathroom. Bedroom one is a great size and has a window overlooking the enclosed rear garden and views beyond.

There is plenty of space for lots of furnishings. Bedroom two is, similarly, a good size double room with plenty of space. Bedroom three is a single room, ideal as a home office, nursery or guest room.

OUTSIDE

The garden is to the rear of the home and is fully enclosed with new fencing. This space is predominantly laid to lawn with a spacious patio seating area, perfect for those warm summer evenings.

There is a gravelled driveway for at least two vehicles to the front of the property.

LOCATION

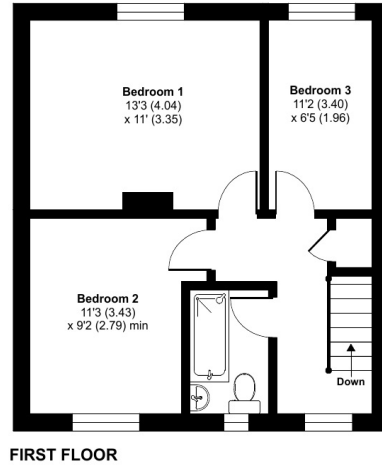
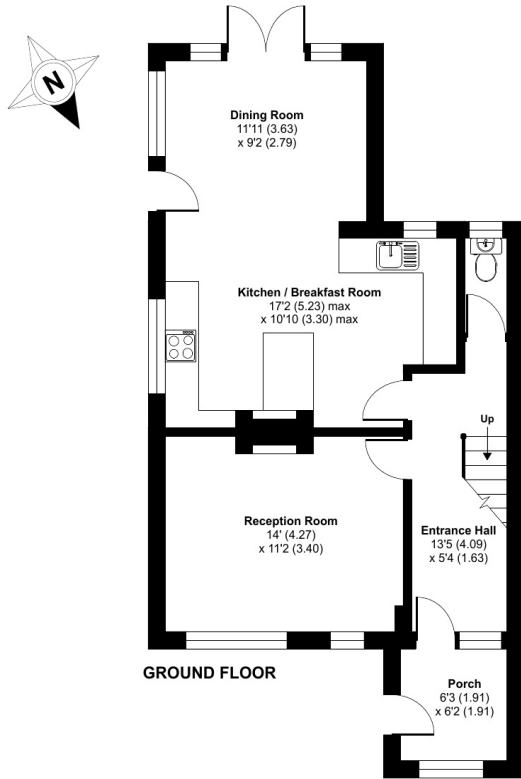
Rode is one of the area's most popular and sought-after villages, with a green at its centre. It is within commuting distance of both Bath and Bristol and offers easy access to the adjoining towns of Frome, Bradford on Avon and Trowbridge, while Westbury has a regular fast connection to London Paddington. Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.





The Mead, Rode, Frome, BA11

Approximate Area = 1099 sq ft / 102 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlchecon 2023. Produced for Cooper and Tanner. REF: 949613



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

