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Residential Sales



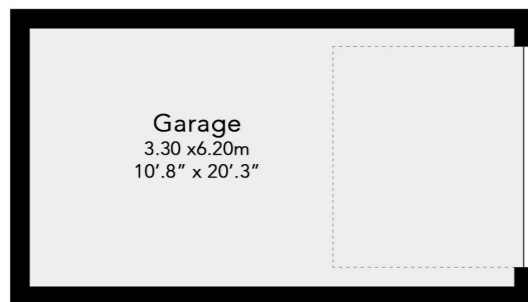
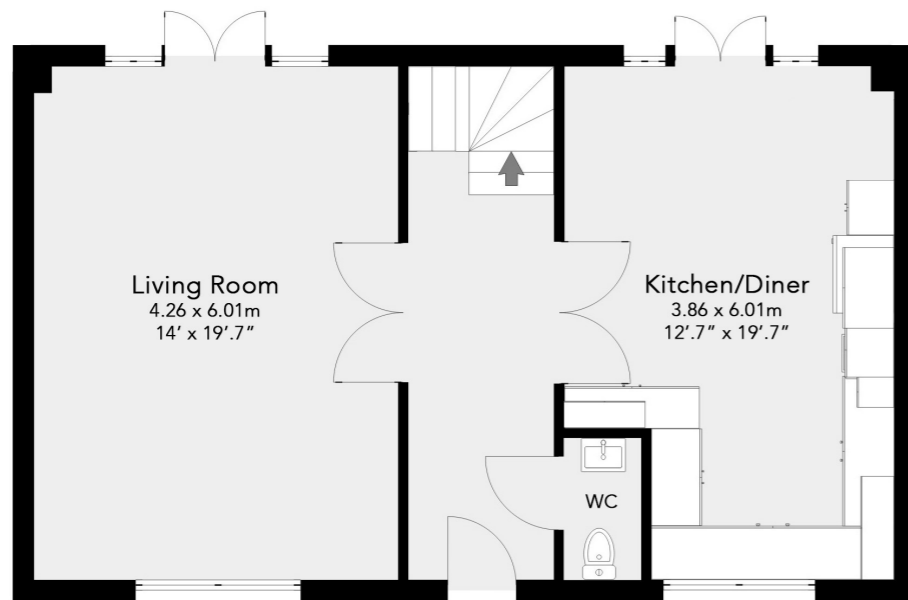
3 Turnstone Close, Frome



Floor Plan



3 Turnstone Close, Rode, BA11 6AW



Total Area
(excluding Garage)
approx
115 sqm
1238 sqft

3 Turnstone Close Rode Frome BA11 6AW

A stunning 3 bedroom semi-detached family home, built in 2020 by the renowned Autograph Homes, offering contemporary living at its finest. Located on the outskirts of the charming village of Rode, this beautifully presented property combines sleek modern design with exceptional craftsmanship. With high quality finishes throughout and a focus on low maintenance living, it's the ideal home for those seeking both style and practicality.

Tenure: Freehold

Offers in Excess of

£500,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



Situation

3 Turnstone Close is situated in the popular Somerset village of Rode. The village benefits from a pre-school and Rode First School, a Post Office/village store, 2 public houses (The Cross Keys and The Mill at Rode) and St Lawrence Church. The surrounding countryside provides excellent walks including meandering strolls along the River Frome.

The village is also well positioned for access to surrounding towns, which include Trowbridge (approx. 4 miles), Bradford on Avon (approx. 5 miles), Frome (approx. 5 miles) and Warminster (approx. 8 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating with underfloor heating throughout the ground floor

Local Authority: Somerset Council

Council Tax Band: Band E

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Description

An impeccably presented 3 bedroom semi detached home, situated in the highly sought after village of Rode, offering a perfect combination of modern living and countryside charm. With local amenities and scenic countryside walks just moments away, this light filled home is designed for both comfort and style.

Internally, the property is finished to the highest standards, with meticulous attention to detail throughout. The spacious ground floor boasts a dual aspect living room with French doors opening to the garden, a welcoming hallway with a convenient cloakroom, and a superb open plan kitchen/dining room featuring a range of floor and wall mounted units along with integrated appliances. Underfloor heating runs throughout the entire ground floor for added comfort.

Upstairs, you'll find 3 generously sized double bedrooms, with the principal bedroom benefiting from an en suite, as well as a stylish family bathroom. A practical utility cupboard and loft space provide additional storage.

Externally, the property features a single garage and driveway, complemented by mature shrubbery to the front.

To the rear, a private garden awaits, offering a tranquil space with established planting and a generous lawn, which surpasses the size of many modern properties.

Accommodation

Ground Floor

Entrance Hall

Accessed via a partially glazed solid wood front door, hardwood flooring, underfloor heating.

Cloakroom

With WC, wash hand basin, hard wood flooring, underfloor heating.

Kitchen/Diner

With a range for matching floor and wall mounted units incorporating 1½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including 4 ring induction hob having splashback and stainless steel extractor over, eye-level oven, dishwasher, space and plumbing for American style fridge/freezer, hardwood flooring, underfloor heating, dual aspect with French doors to rear garden and front aspect window.

Living Room

Being triple aspect with front and side aspect windows and rear aspect French doors with windows to either side, underfloor heating, understairs cupboard.

First Floor

Landing

With rear aspect window, access to loft space, utility cupboard.

Bedroom 1

With front aspect window, built-in wardrobes, radiator, door to:-

En Suite Shower Room

With double width shower, concealed cistern WC, vanity unit having inset wash hand basin, fully tiled walls, heated towel rail, shaver point, hardwood flooring.

Bedroom 2

With front aspect window, radiator.

Bedroom 3

With front aspect window, radiator

Bathroom

With concealed cistern WC, vanity unit having inset wash hand basin, bath with shower over and glazed shower screen, fully tiled walls, rear aspect Velux window.

Externally

Garage, Parking and Garden

The property benefits from a single garage with up and over door and a block paved parking space to the front.

There is an area of gravel with mature shrubs and a paved path leading to the front door.

To the rear, a private garden awaits, offering a tranquil space with established planting and a generous lawn, which surpasses the size of many modern properties.