

17 Church Lane, Rode, BA11 6PN

COOPER
AND
TANNER



OIEO £170,000 Leasehold

 2  1  1 EPC C

Description

Located minutes from the center of the attractive village of Rode, this modern two-bedroom first-floor apartment offers spacious, well-presented accommodation within a friendly and picturesque Somerset setting.

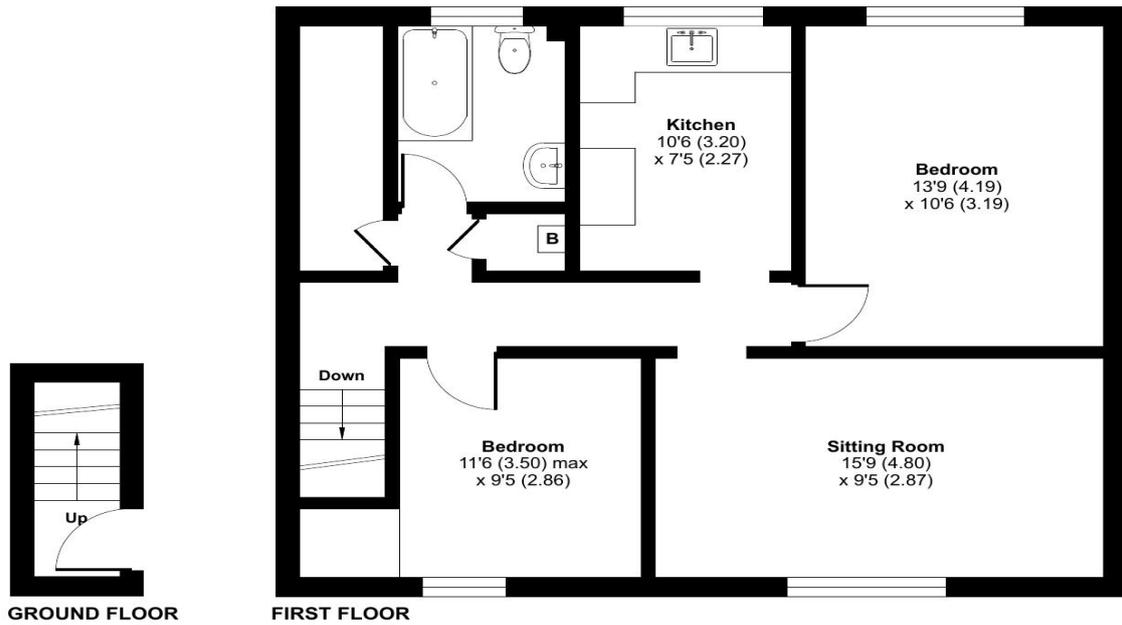
Ideal for first-time buyers, professional couples, or those looking to downsize, the property combines modern comfort with the charm of village life. From the communal entrance, a private front door opens into a bright and welcoming hallway with excellent storage, including a large cupboard and an airing cupboard. The generous sitting/dining room enjoys plenty of natural light and offers ample space for both relaxation and entertaining. A separate kitchen provides a good range of contemporary fitted units and work surfaces, perfectly suited for everyday living.

Both bedrooms are comfortable doubles, while the family bathroom is neatly presented and finished in a neutral style. The apartment is decorated throughout to a high standard, making it ready to move straight into.



Church Lane, Rode, Frome, BA11

Approximate Area = 695 sq ft / 64.5 sq
For identification only - Not to scale



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: 1362550



Features

- 1st floor apartment
- Two bedrooms
- Chain free
- Walking distance to village center
- Gas central heating
- Mains electricity, water and drainage are connected
- Lease – 98 years remaining
- Service charge - £300 to £400 per annum

Local Information

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

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.

