

# 35 Marsh Road, Rode, BA11 6PE

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Guide £350,000 Freehold

An exciting development opportunity in the heart of Rode. With large gardens, this property offers huge scope to extend or potentially build within the grounds, subject to gaining planning permission.

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## Guide £350,000 Freehold

### DESCRIPTION

35 Marsh Road is a village centre home with lots of development potential due to the extensive gardens. Internally the home requires modernisation and offers an exciting opportunity for someone to make their own.

The accommodation includes an entrance porch, a very spacious open planned living/dining/family room, a kitchen and a downstairs w.c.

On the first floor there are three bedrooms, two doubles and a good size single, in addition to the family bathroom.

### OUTSIDE

Externally there is a large single garage, driveway parking and the most amazing gardens which include

extensive lawns bordered by mature hedges and decorated with a number of fruit trees.

### ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

### 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.





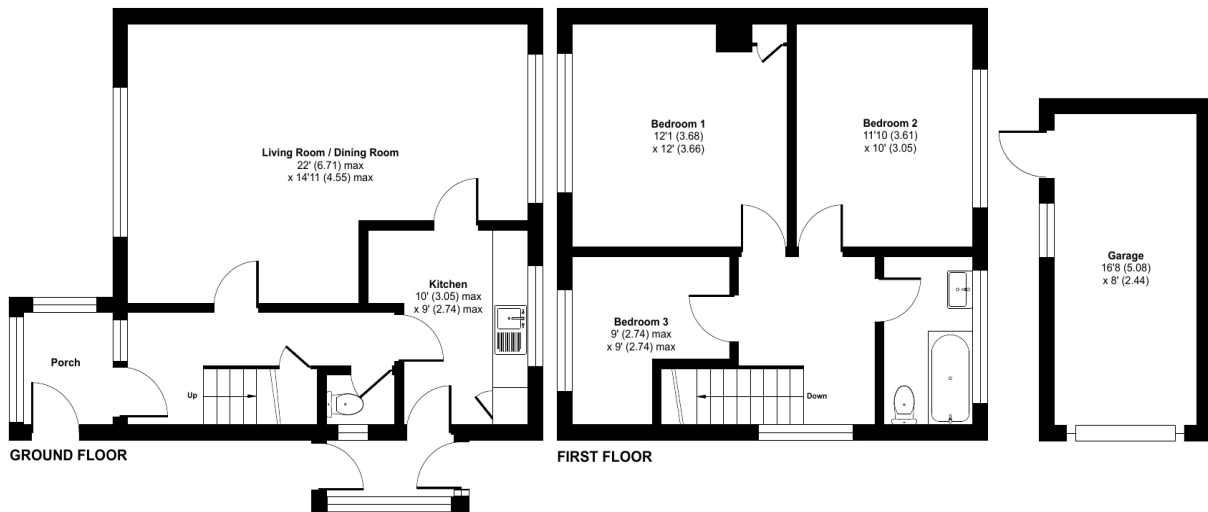
# Marsh Road, Rode, Frome, BA11

Approximate Area = 1026 sq ft / 95.3 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 1159 sq ft / 107.7 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). © ricscom 2023. Produced for Cooper and Tanner. REF: 1047130



## FROME OFFICE

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