

86 Rodden Road

Frome, BA11 2AL

COOPER
AND
TANNER



£415,000 Freehold

A well-proportioned three-bedroom, semi-detached family home, with driveway parking. A short walk along the river from Frome town centre. This is an exciting opportunity.

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DESCRIPTION

A mature family home is an excellent location, just five minutes stroll along the river from the town centre. The accommodation throughout the house is naturally light, well-proportioned and providing an exciting and increasingly rare opportunity in one of the best parts of the town.

You enter the home into a welcoming and spacious hallway, which provides storage for coats and shoes and stairs rise to the first floor. The spacious downstairs living area consists of a good-sized living room which has plenty of natural light thanks to the bay window to the front of the home. Towards the rear of the home there is a generous sized dining room which enjoys beautiful views and access to the private rear garden. The kitchen has a range of wall and base units as well as space for an oven. At the rear of the home and beyond the kitchen there is a downstairs WC and a useful utility space.

On the first floor there are two generous sized double bedrooms and a further single room which could be converted into an office space or could be a perfect child's bedroom.

There is a family bathroom with bath, shower, wash hand basin and w.c.

OUTSIDE

There is driveway parking to the front and there is access to a good-sized garage to the rear. The rear garden is a huge selling point for this house as it is south facing. There is a good-sized lawn beyond the patio seating area.

ADDITIONAL INFORMATION

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

LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





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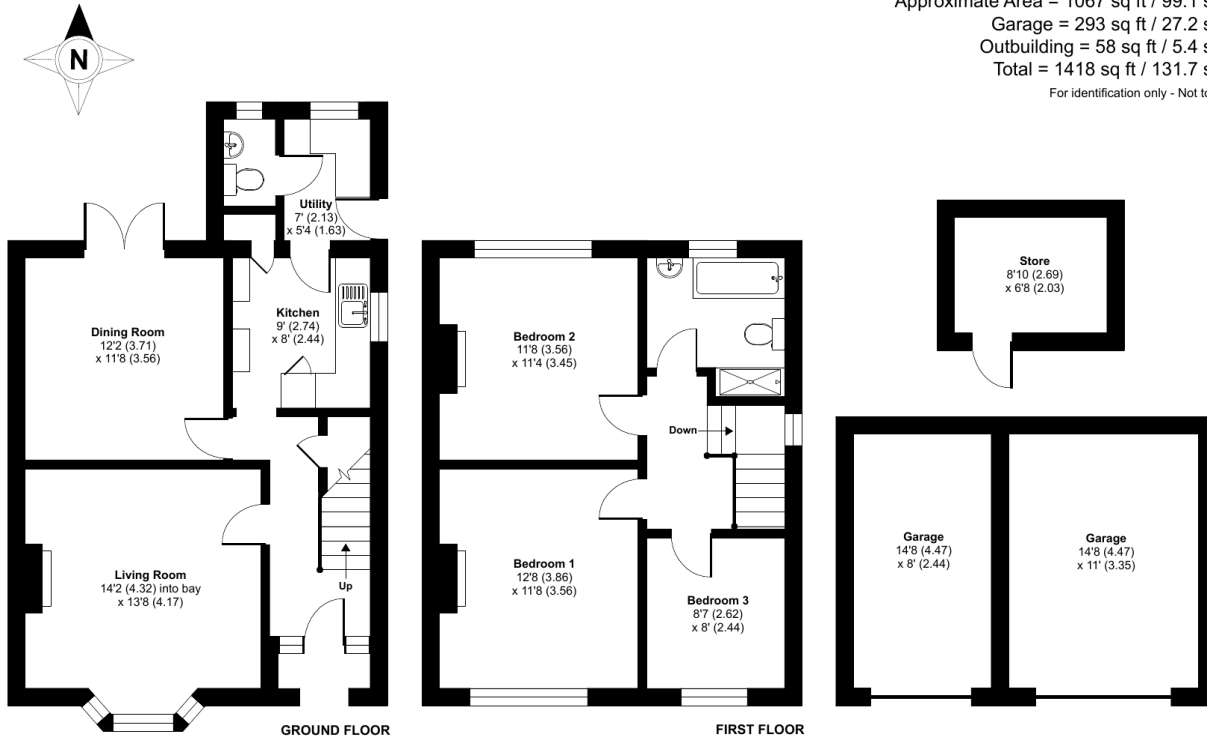
Approximate Area = 1067 sq ft / 99.1 sq m

Garage = 293 sq ft / 27.2 sq m

Outbuilding = 58 sq ft / 5.4 sq m

Total = 1418 sq ft / 131.7 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). © nchecon 2023. Produced for Cooper and Tanner. REF: 1052691



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