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Residential Sales



22 Fairfield, Rode



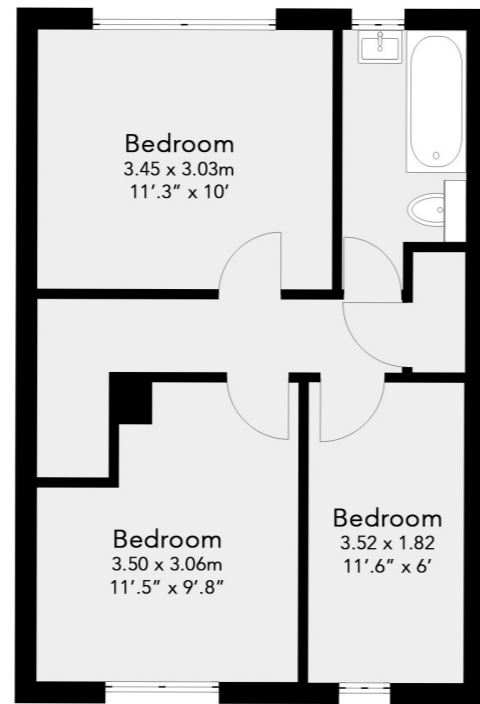
Floor Plan



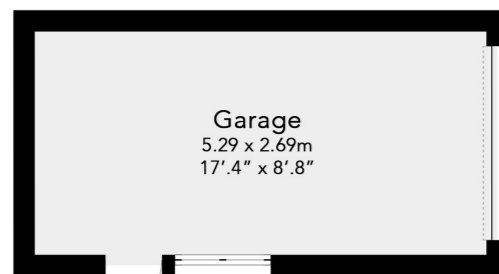
22 Fairfield, Rode, BA11 6QD



Ground Floor Area
46.3 sqm
498 sqft



First Floor Area
35.7 sqm
384 sqft



Garage Area
13.8 sq,
149 sqft

Total Area
(incl Garage)
95.8 sqm
1031 sqft

22 Fairfield
Rode
BA11 6QD

A well-presented 3 bedroom end terrace home situated in the ever popular village of Rode, offered with no onward chain.

Tenure: Freehold

£350,000

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

22 Fairfield 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.

Description

Situated within a stones throw of beautiful countryside walks and the River Frome, a deceptively spacious 3 bedroom end-terrace house, with garage and off road parking, surrounded by a pretty walled garden and courtyard.

Upon entering the home into the hallway with stairs leading to the first floor, you turn into the living room with traditional fireplace with electric fire and views towards the vibrant front garden. The home then leads through to the spacious kitchen with a range of wall and floor mounted units and opens up to a dining room and downstairs shower room.

Upstairs there are 2 double bedrooms and a well proportioned single bedroom, a large airing cupboard and a family bathroom.

Externally, there is a front and side walled garden, with a private rear courtyard with personal door into a single garage. There is parking in front of the garage and further on street parking. The home is being offered with no onward chain.

Accommodation

Ground Floor

Hallway

With half glazed front door, radiator, fuse box, door to:-

Living Room

With triple front aspect windows, gas fireplace, radiator, carpet and doorway to:-

Kitchen

With a range of floor and wall mounted units, side aspect window, tiled flooring, oven, hob, sink, further space for white goods, understairs cupboard, radiator, double doors to:-

Dining Room

Being dual aspect with tiled flooring, radiator, French doors to rear courtyard, door to:-

Shower Room

With shower, wash hand basin, WC, towel rail, tiled flooring, radiator, rear aspect window.

First Floor

Landing

With access to Bedrooms 1, 2, 3 and bathroom.

Bedroom 1

A double room with radiator, front aspect window.

Bedroom 2

A double room with rear aspect window, radiator.

Bedroom 3/Study

A single room with radiator, front aspect window.

Bathroom

With bath having shower over, WC, wash hand basin, radiator, towel rail, tiled flooring.

Externally

Garden, Garage and Parking

The property offers off street parking to the front of the single garage.

To the rear there is a walled, courtyard garden offering a good degree of privacy.

General Information

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

Heating: Gas fired central heating

Local Authority: Somerset Council

Council Tax Band: Band C

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