

# 17 Church Lane, Rode, BA11 6PN

COOPER  
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£190,000 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.

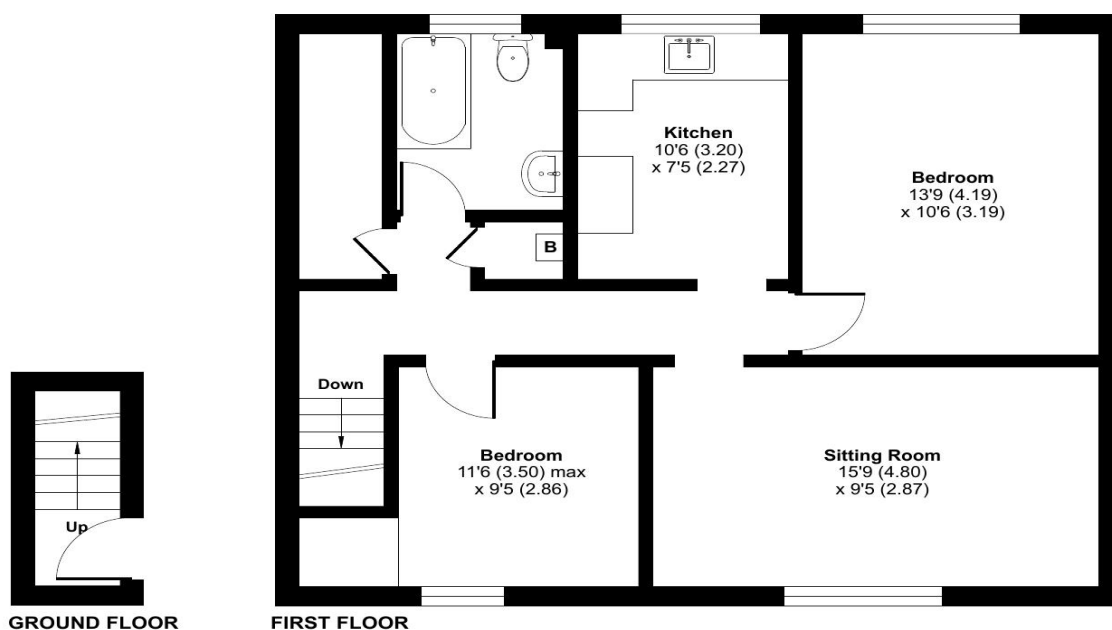
Both bedrooms are comfortable doubles, while the family bathroom is neatly presented and finished in a neutral style. The apartment is decorated throughout to a high standard, making it ready to move straight into.



# Church Lane, Rode, Frome, BA11

Approximate Area = 695 sq ft / 64.5 sq

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1362550



## Features

- 1<sup>st</sup> 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

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