

5 Frome Road,

Rode, BA11 6PW

COOPER
AND
TANNER



£425,000 Freehold

An exciting opportunity to purchase a generously sized family home, set in the sought-after village of Rode. Offering five double bedrooms and traditional features this family home is also close to local amenities.

5 Frome Road, Rode, BA11 6PW

 5  1  1 EPC E

£425,000 Freehold

DESCRIPTION

5 Frome Road is an impressive, five-bedroom semi-detached home, set in the desirable village of Rode, with a low maintenance garden. It is perfect for those looking to find a family home close to Bath, but still wish to have the countryside on your doorstep.

You enter through the rear door and are greeted with an entrance hallway which also has access to a downstairs W.C. You go through another integral door which will lead to the kitchen. The kitchen is fitted with a range of wall and base units, an integrated hob and oven. There are touches of traditional features with the Rayburn (not working) acting as the main focal point of the room. At the end of the kitchen, you have a good-sized dining area which has space for a large dining table and chairs. There is also a utility room.

To the left-hand side of the home, you have a generous sized living room with the traditional features remaining, with a beautiful, exposed beam and a newly installed working log burner. A set of stairs will also lead from here to the first-floor landing space. On the far left of the home, you have a downstairs bedroom with a set of French doors leading onto the garden.

On the first floor you are greeted by a generous sized landing which will give access to two double bedrooms and

the good-sized family bathroom, fitted with a three-piece white suite.

On the second floor there are two further double bedrooms which are both generous in size and have the added touch of exposed beams.

OUTSIDE

The garden is laid to patio and is perfect for those who are looking for a low maintenance garden and is ideal for entertaining with friends and family.

ADDITIONAL INFORMATION

Oil fired central heating. Mains electricity, water and drainage 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.

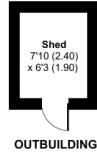
Village amenities include pubs, a very popular primary school, post office/general store with fantastic café, village hall and playing fields. Private schools are to be found in Bath and Warminster.



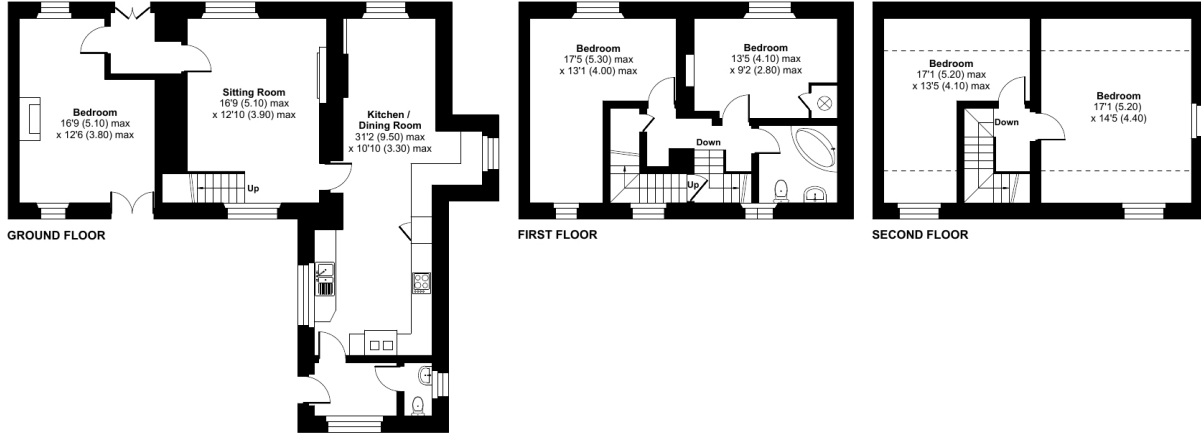


Frome Road, Rode, Frome, BA11

Approximate Area = 1687 sq ft / 156.7 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 1881 sq ft / 174.6 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Cooper and Tanner. REF: 1139681



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.

