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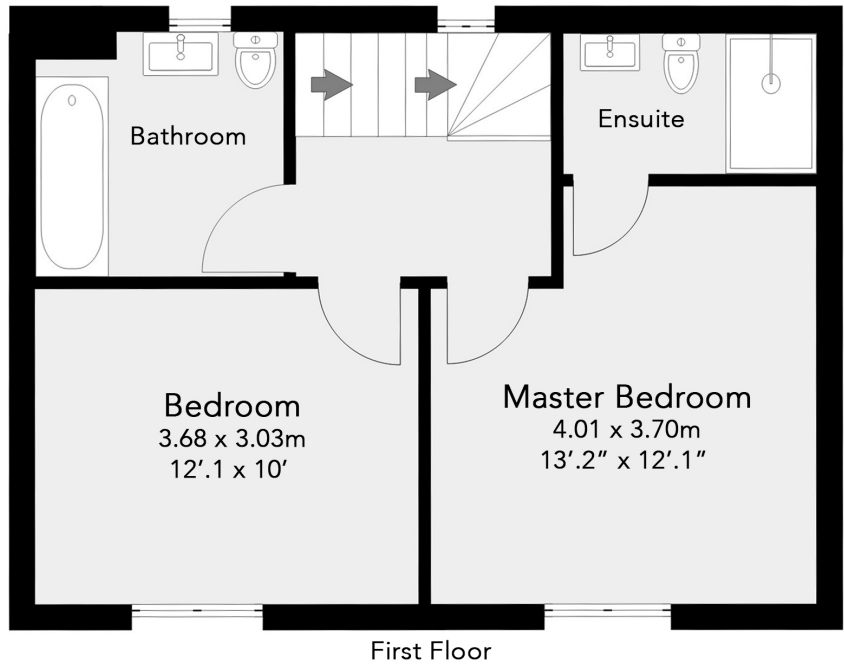
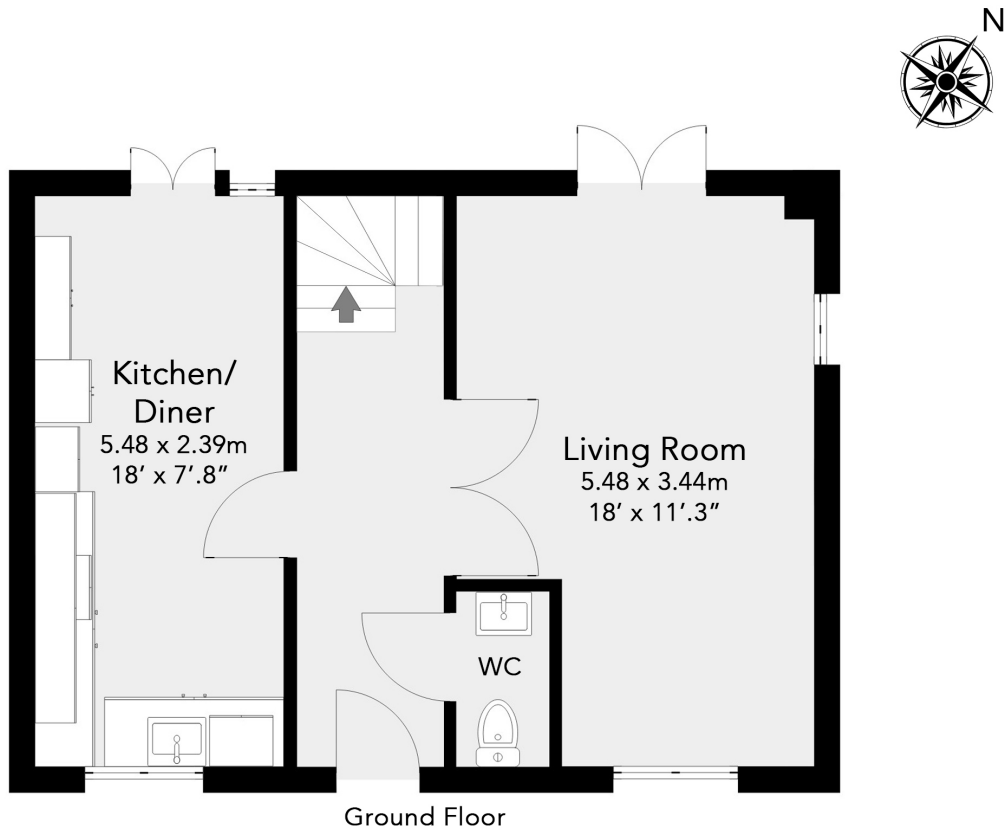
Residential Sales



2 Turnstone Close, Rode



Floor Plan



Total Floor Area
(approx)
78.4 Sqm
844 Sqft

2 Turnstone Close
Rode
BA11 6AW

Built by Autograph Homes in 2020 and located on the outskirts of the charming village of Rode, this exceptional, 2 bedroom semi detached home offers contemporary living at its finest.

Tenure: Freehold

Offers in Excess of
£335,000

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

2 Turnstone Close is situated in the popular Somerset village of Rode. The village benefits from 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.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating and underfloor heating
Local Authority: Somerset Council
Council Tax Band: Band C – £2,070.32 2025/2026
Estate Maintenance Charge – £284.30 per annum

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Description

Located in the sought after village of Rode, just moments from idyllic countryside walks, this beautifully presented 2 bedroom home perfectly blends contemporary comfort with peaceful rural charm.

Step inside to a welcoming entrance hall with a convenient cloakroom and stairs rising to the first floor. The spacious living room is bathed in natural light, enhanced by French doors that open onto the rear garden, and features handy understair storage. Opposite, the modern kitchen is thoughtfully designed with an extensive range of integrated appliances and stylish units, while also offering access to the patio via a second set of French doors. Underfloor heating runs throughout the ground floor, ensuring year round comfort.

Upstairs, the home boasts two well proportioned double bedrooms, including a luxurious principal suite with a sleek en suite shower room. A contemporary family bathroom serves the second bedroom.

Outside, the private, walled rear garden enjoys a sunny aspect and is beautifully laid out with a combination of lawn and patio – ideal for al fresco dining. The property also benefits from side access and 2 allocated parking spaces.

Offered to the market with no onward chain.

Accommodation

Ground Floor

Entrance Hall

With wood effect flooring, matt well, partially glazed front door, underfloor heating, stairs rising to first floor.

Cloakroom

With WC, wash hand basin, tiled splashback, underfloor heating.

Living Room

Accessed via glazed double doors, dual aspect windows, understairs storage cupboard, French doors to rear patio, underfloor heating.

Kitchen/Dining Room

Accessed via glazed door, front aspect window, underfloor heating, French doors to patio, a range of floor and wall mounted units having worktop incorporating stainless steel sink and drainer, integrated appliances include fridge/freezer, dishwasher, washing machine, eye-level oven, 4 ring gas hob.

First Floor

Landing

With rear aspect window, access to loft space.

Bedroom 1

With front aspect window, radiator.

En suite Shower Room

With WC, wash hand basin, double width walk-in shower, heated towel rail.

Bedroom 2

With front aspect window, radiator.

Bathroom

With WC, vanity unit having inset wash hand basin, bath with shower head attachment, rear aspect Velux window, heated towel rail.

Externally

Garden and Parking

The property benefits from a walled rear garden ensuring a good degree of privacy. It is predominantly laid to level lawn with an area of patio accessed from both the living room and kitchen via French doors. A gate to the side of the property provides external access. In addition, there are 2 allocated parking spaces. Further visitors parking is available close by.