

# 16 Rogers Close, Buckland Dinham, Frome, BA11 2QU



Guide £350,000 - £375,000 Freehold

A beautifully renovated, three-bedroom semi-detached family home in a sought-after village location. Offered for sale with no onward chain.

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## DESCRIPTION

A beautifully renovated, three-bedroom, semi-detached family home situated on a generous plot in the village of Buckland Dinham.

The property is approached by a gated pathway with gardens on either side, leading up to the front door. You are welcomed into an entrance hallway which has access to the kitchen/diner, lounge and stairs that rise up to the first floor.

The lounge is very generous in size and is dual aspect, allowing for plenty of natural light to flood into the room from the front and rear. There is an electric fireplace with modern surround, in addition to a spacious storage cupboard beneath the stairs.

The kitchen/diner is a fabulous size and has been fitted with a range of modern, high gloss wall and base units and integrated appliances such as a ceramic hob with extractor over and an eye-level single oven in addition to an inset sink unit. A window overlooks the front garden. There is plenty of room for a large dining table and chairs. An arched doorway leads through into a spacious utility room which offers worktop space, wall and base units and plumbing for a sink. There is space here for freestanding appliances. Just off the utility, is a modern shower room with w.c, wash hand basin and shower. A side door leads out into the garden.

On the first floor, you are welcomed onto a light and airy landing space which gives access to the two double bedrooms, one single room and the family bathroom. Bedroom one is a very generous size double room and is dual aspect with laminate flooring. Bedroom two is another great size double and is situated to the front of the property. Bedroom three is a single room which overlooks the rear garden. The family bathroom is brand new and has been renovated beautifully with modern tiling and now offers a bath with shower over, wc and wash hand basin.

## OUTSIDE

The property's gardens lie to the front, side and rear of the property.

The garden is predominantly laid to lawn with various borders with shrubs and plants and a pathway leads towards the front door of the property, and around to the rear.

To the rear is a decked seating area with space for a table and chairs, perfect for entertaining during the warm summer months, as well as a further lawned area, ideal for children and pets.

There is no allocated parking with the property, but on-street parking is available.

## AGENT'S NOTES

Cooper and Tanner would like to advise all prospective purchasers that there may be development potential with this property and there is an Uplift clause of 25% on the land for a term of 10 years. For more information, please contact Cooper and Tanner on 01373 455 060.

Cooper and Tanner would like to advise prospective purchasers that this property is owned by a family member of an employee.

## LOCATION

This sought-after Somerset village offers a church, a pub, garage and village hall and lies approximately sixteen miles from Bath and two and a half miles from Frome. 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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. Communication links are excellent, with Bath and Bristol within commuting distance, and the A303, A36, M4 and M5 are all within easy reach. The local railway station provides services to London Paddington, Bristol, Bath and Weymouth, with additional connecting services via Westbury to London Paddington.



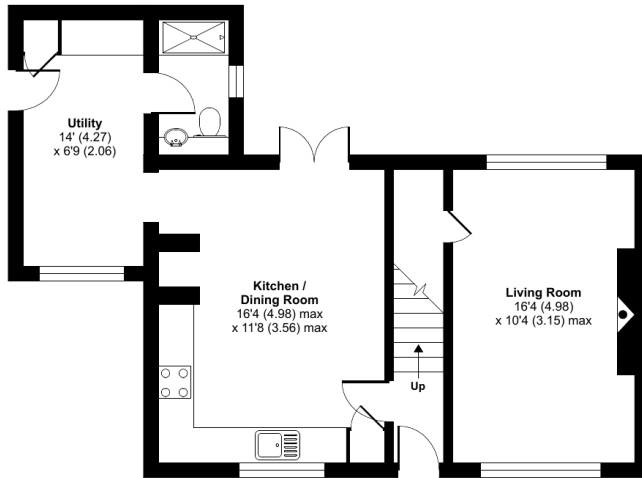




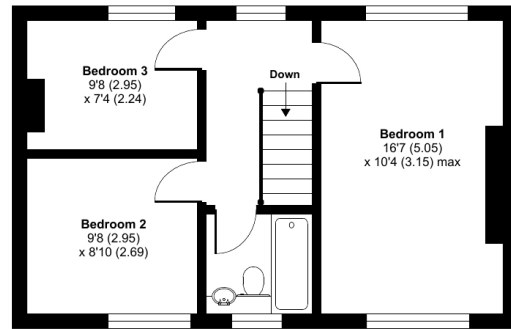
# Rogers Close, BA11

Approximate Area = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1002504



## FROME OFFICE

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**COOPER  
AND  
TANNER**

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