

61 High Street, Rode, BA11 6PB

COOPER
AND
TANNER



£399,950 Freehold

A fantastic opportunity to buy a double fronted, Grade II listed three-bedroom terraced home, set in the very heart of the popular village of Rode. Offered with no onward chain and viewings are highly recommended.

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 3  1  1 EPC N/R

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DESCRIPTION

An attractive, double fronted cottage on the village green, a two-minute walk to an excellent village store/post office/café. The cottage offers charming and naturally light accommodation and attractive enclosed gardens.

The front door welcomes you into a spacious living room which has plenty of natural light and a working electric fire within an attractive period fireplace which acts as the main focal point of the room. The kitchen is positioned at the back of the cottage, enjoying two windows overlooking the gardens and a door leading out, perfect for al-fresco dining. The kitchen itself is made up of a range of wall and base units, room for appliances and there is space for a table and chairs.

On the first floor you are greeted by a landing, from here you have access to all three bedrooms, two doubles and a good-sized single bedroom. There is also a family bathroom which is fitted with a shower, a bath, a W.C and a basin.

OUTSIDE

The garden is predominantly laid to lawn and has a wide variety of plants and shrubs decorating the garden.

There is a path that leads through the lawn to an attractive seating area laid to stone chippings. The gardens are fully enclosed and child and pet friendly. There is a generous sized recent garden shed plus a separate tool store. On street parking outside the house.

ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, water, electricity and drainage are all 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. There are regular buses from the village green and is a five-minute walk to the very active community centre with a monthly film club, as well as the various social groups that meet there. Private schools are to be found in Bath and Warminster.



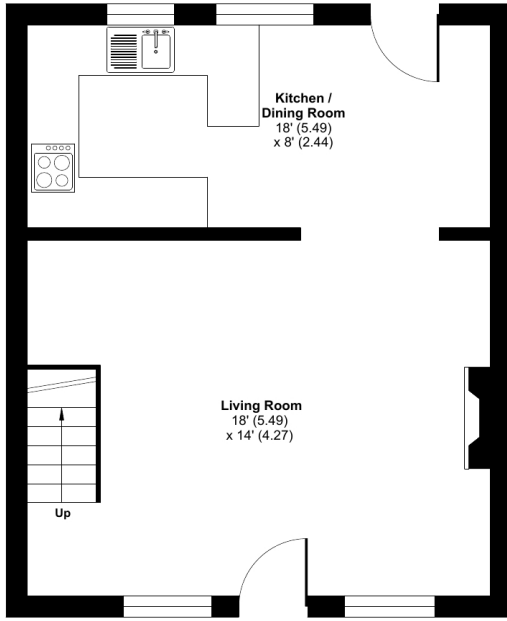




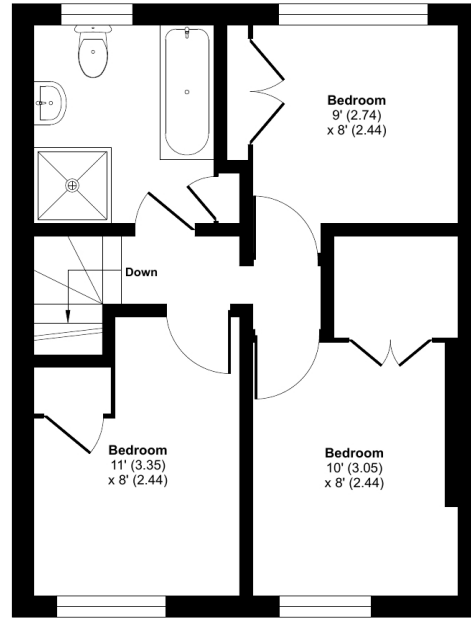
High Street, Rode, Frome, BA11

Approximate Area = 776 sq ft / 72 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 2024. Produced for Cooper and Tanner. REF: 1095484



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