

7B Frome Road, Rode, BA11 6PW

COOPER
AND
TANNER



£177,500 50% Shared ownership

Are you a first-time buyer, looking for your first step onto the property ladder?

Cooper and Tanner are delighted to present to the market, this immaculate, two-bedroom terraced property situated within one of Frome's most sought-after villages.

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 2  1  2 EPC B

£179,582 50% Shared Ownership

DESCRIPTION

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Offering light and airy living accommodation and off-road parking, this is one you do not want to miss!

You enter the property into a spacious entrance hall which gives access to the downstairs cloakroom, lounge and kitchen/diner. Glass doors on either side allow for natural light to flood the hallway.

The lounge is a dual aspect space, with French doors that lead out onto the garden. This room is spacious yet has a cosy feel, whilst still providing ample space for lots of furniture. There is a good size under-stair storage cupboard, perfect for storing hoovers and other household items.

The kitchen/diner is another dual aspect room with French doors to the rear. This space is very well equipped with a range of high spec. wall and base units, integrated Neff appliances such as an eye level oven and gas hob with extractor over, built-in fridge/freezer and washer/dryer. There is also a white ceramic farmhouse sink.

The ground floor and first floor bedrooms benefit from having LVT flooring.

On the first floor there is a good size landing with access to the two double bedrooms, and family bathroom. Bedroom one is a wonderful size bedroom with an en-suite shower room. This bedroom is large enough for a king-size bed as well as additional furniture. The en-suite offers a modern suite which includes a shower, wash hand basin and w.c.

Bedroom two is another good-size double room with space for a double bed and additional items of furniture.

At the end of the landing, is the family bathroom, which is stylish, with a large bath with shower over, w.c. and wash hand basin. A skylight allows for plenty of natural light.

OUTSIDE

To the rear of the property is a fully enclosed garden, with patio and lawn area as well as a great sized home office cabin with electric and drainage. There is plenty of space for garden furniture and ample room for pets and there is a garden gate to the carpark behind.

There is allocated parking for two cars to the rear of the property.

ADDITIONAL INFORMATION

Underfloor heating downstairs with radiators upstairs. The property has mains water, gas and electric with sewage connected.

Rent - £455.42 per month.

Lease Management Fee £25.61 per month.

Building Insurance £12.82 per month

Length of Lease Remaining - 995 years

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.





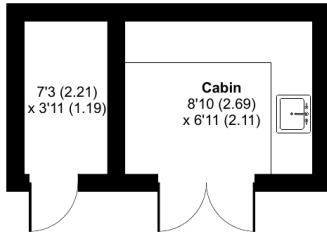
Frome Road, Frome, BA11

Approximate Area = 888 sq ft / 82.5 sq m

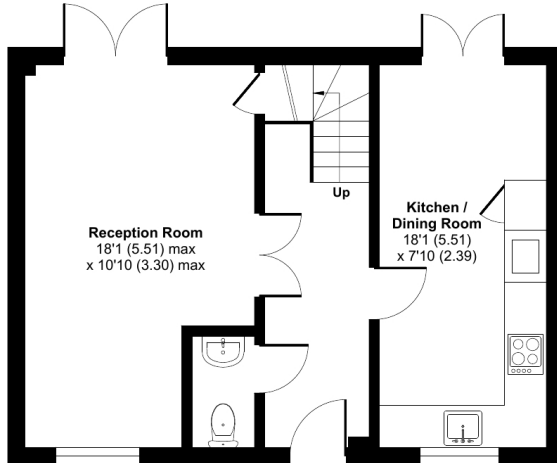
Outbuildings = 92 sq ft / 8.5 sq m

Total = 980 sq ft / 91 sq m

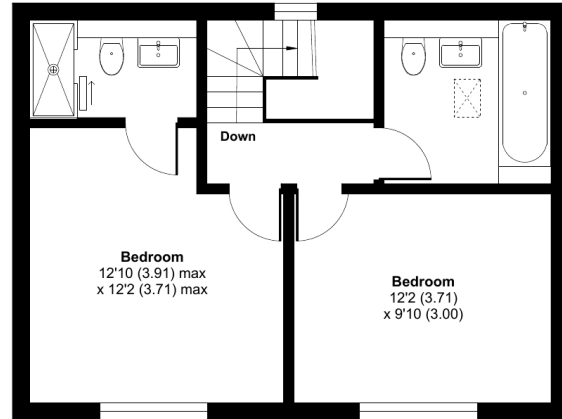
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OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1138208



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