

85 Rodden Road,

Frome, BA11 2AJ

COOPER
AND
TANNER



Guide price £420,000 Freehold

An attractive 1930s semi-detached home offering spacious and versatile accommodation, a beautifully mature front garden, and a generous tiered rear garden with a sunny south-westerly aspect, conveniently located within easy reach of Frome town centre.

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 3  2  1 EPC In progress

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DESCRIPTION

This well-loved property is set behind a vibrant and colourful front garden, planted with roses and established shrubbery, and offers driveway parking for several vehicles. The house itself is constructed of brick and render, typical of the era, and retains a sense of character throughout.

A wide porchway with built-in storage leads to the main entrance, opening into a spacious hallway with stairs to the first floor and a useful downstairs WC. To the rear of the house is a separate dining room that flows through an archway into a light and bright open-plan kitchen. From here, sliding doors open into a conservatory with direct access out to the garden. At the front of the property is a charming sitting room featuring a curved bay window and an attractive fireplace, creating a welcoming and comfortable space.

Upstairs, there are three bedrooms, two doubles and a single, the latter ideal as a home office or nursery, alongside a modern family bathroom with stylish tiling and an over-bath shower. There may be opportunity to extend at the rear or into the loft, subject to the usual planning permissions.

OUTSIDE

The rear garden is a real highlight. Generous in size and

south-west facing, it is tiered into three main sections: a patio dining area directly outside the conservatory, followed by two lawned areas bordered with mature shrubs and fruit trees. At the far end is a raised decked seating area, enjoying excellent sun exposure, a perfect space for outdoor relaxation, or hosting large gatherings. The former garage has been converted into a workshop/utility space, offering excellent potential for other uses (subject to the usual consents). Additionally, there is a large garden shed and a greenhouse, ideal for keen gardeners.

LOCATION

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, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.





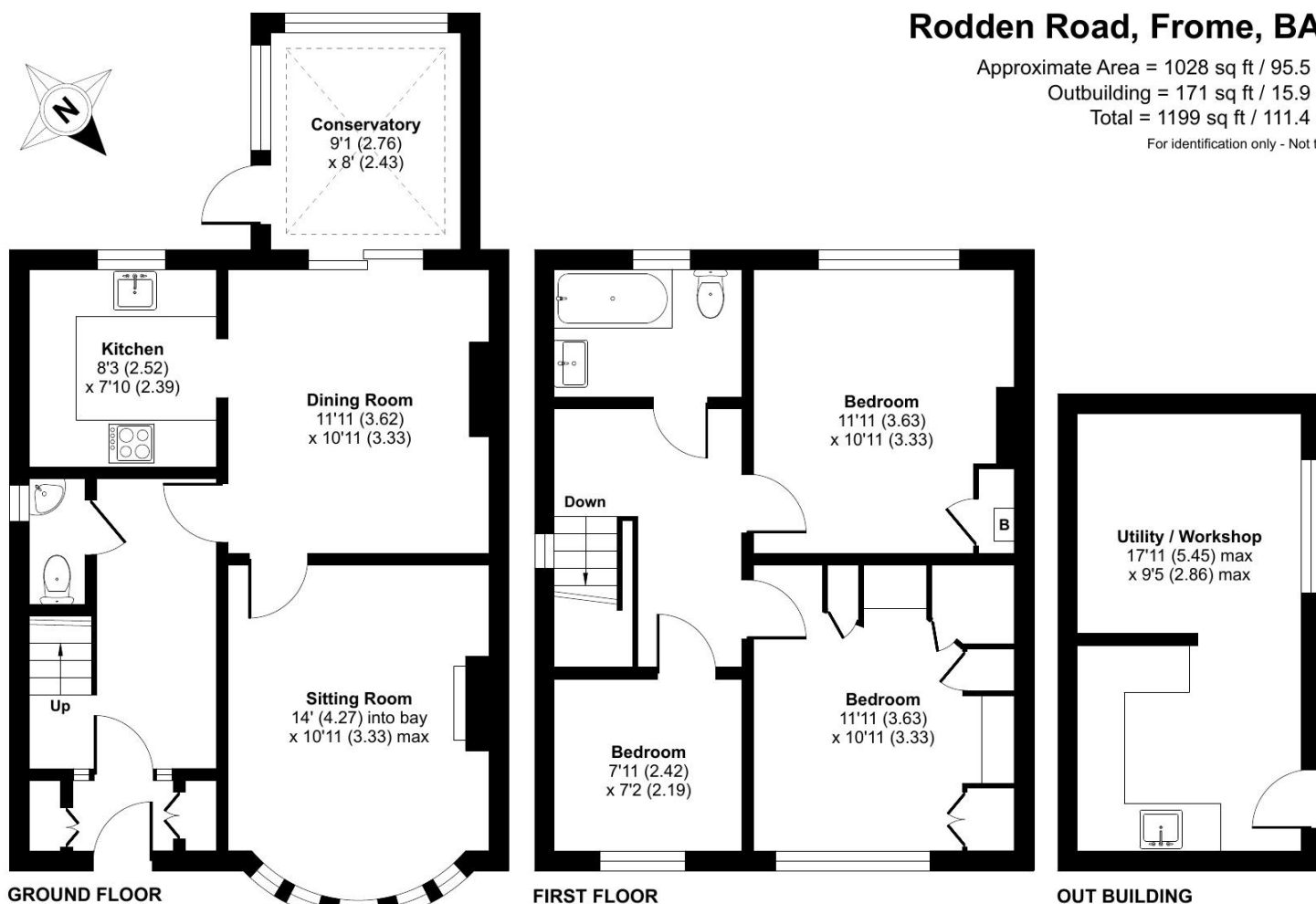
Rodden Road, Frome, BA11

Approximate Area = 1028 sq ft / 95.5 sq m

Outbuilding = 171 sq ft / 15.9 sq m

Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1298294



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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