

39 The Old Brewery

Rode, BA11 6NU

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AND
TANNER



Guide £525,000 - £550,000 Freehold

An exciting opportunity to purchase a substantial, semi-detached home, set in the popular village of Rode. Offered with no onward chain.

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DESCRIPTION

39 The Old Brewery is a substantial semi-detached home, set in the popular village of Rode with a low maintenance rear garden. Viewings are highly recommended and there is no onward chain.

As you enter through the front door, you are greeted by a welcoming hallway, to your immediate left, there is a good-sized W.C. On the right-hand side of the hallway there is a good-sized living room, with space for a three-person sofa, a coffee table and an armchair. A set of double doors lead out to the kitchen/dining room. The kitchen is a good size and has a range of wall and base units, space for a washing machine, an integral dishwasher, oven and a microwave. The dining area is a good size and there is ample space for a family sized table and chairs and is perfect for entertaining with friends and family. At the rear of the ground floor there is a generously sized sunroom, which enjoys lovely views of the garden.

On the first floor you are greeted by a spacious landing and from here you have access to a further generously sized reception room. There is also a double bedroom which has been fitted with a double wardrobe and an en-suite which includes a walk-in shower, a W.C., and a low-level basin.

On the second floor you have access to two further double bedrooms, one being fitted with an en-suite and a further family bathroom includes a three-piece suite.

OUTSIDE

The rear private garden is laid to patio and decorated with plants and shrubs, perfect for those who are looking for a low maintenance garden.

The garage is detached from the property and has space for a single car and there is space for parking in front of the garage.

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. Private schools are to be found in Bath and Warminster.





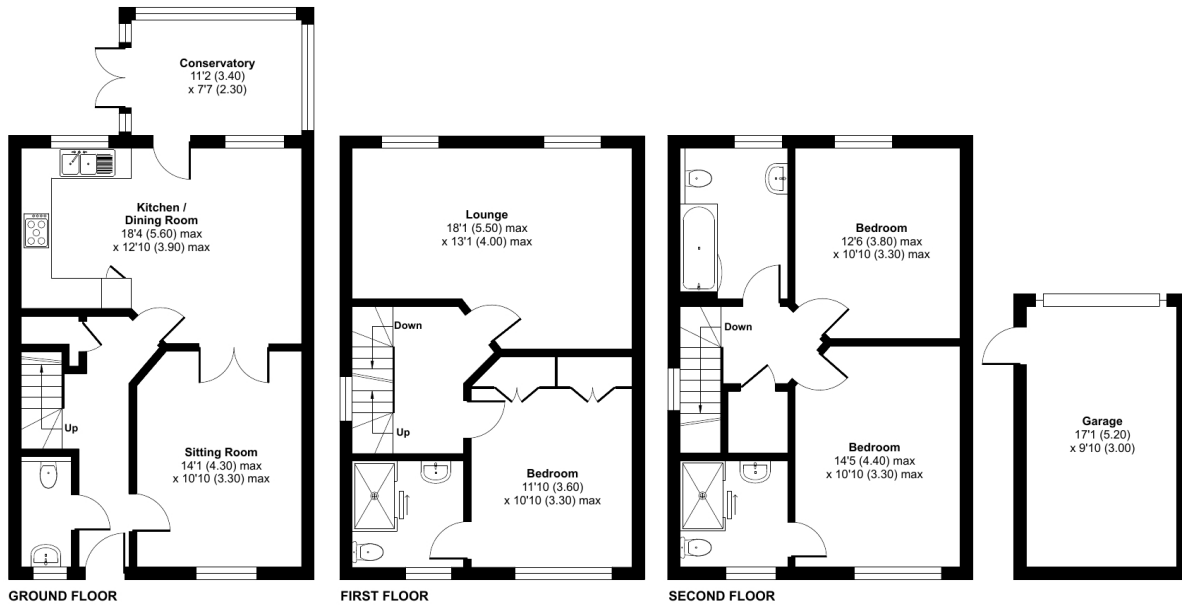
The Old Brewery, Rode, Frome, BA11

Approximate Area = 1603 sq ft / 148.9 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1771 sq ft / 164.5 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

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: 1160132



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