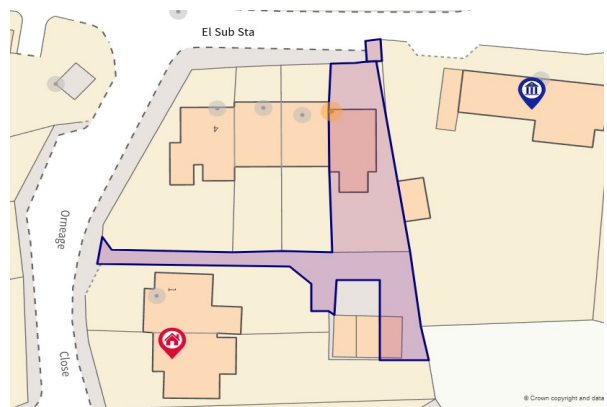


10 Church Lane,

Rode, BA11 6PN



Guide £310,000 - £325,000 Freehold

Set within a desirable tranquil position within a short stroll into the heart of the beautiful village of Rode, is this three-bedroom well-proportioned family home, offering a private south facing enclosed rear garden, with a garage and parking for a further three vehicles.

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Guide £310,000 - £325,000 Freehold

DESCRIPTION

Set within a desirable tranquil position within a short stroll into the heart of the beautiful village of Rode, is this three-bedroom well-proportioned family home, offering a private enclosed rear garden, with a garage and parking for a further three vehicles.

The home's accommodation provides three generous size bedrooms, a modern fitted kitchen, a light and airy lounge, conservatory, three-piece shower room and entrance hallway. The lounge to the rear is a well-proportioned room offering space for all lounge furnishings, The kitchen to the front comprises a range of base and wall mounted cabinets, stainless steel sink unit inset into the worktop, a double eye level cooker, fitted hob with space for under counter white goods and the kitchen is finished with feature spotlights.

The ground floor is completed with a reconstituted stone and UPVC conservatory to the rear, which is a fantastic space to sit and enjoy uninterrupted natural sunshine throughout the day.

The first floor provides three good size bedrooms which are all served by the three-piece family shower room.

OUTSIDE

Externally is a private enclosed and beautifully presented south facing mature rear garden, which has feature planting border surrounds, a range of planted trees and bushes and a central access path.

To the rear of the home is the property's garage with private parking for a further three vehicles. At the front of the home is a garden which is mainly laid to shingle stones, with an access path which also leads to the side garden gate and space for an extensive shed.

ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating.

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.

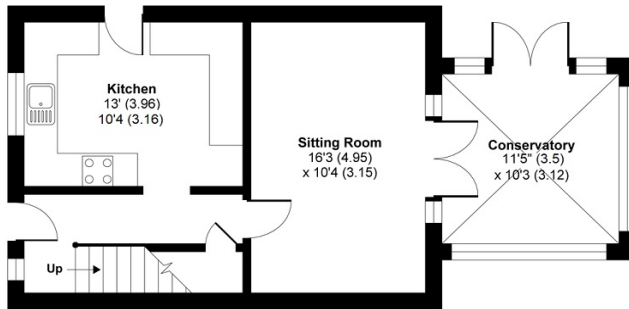




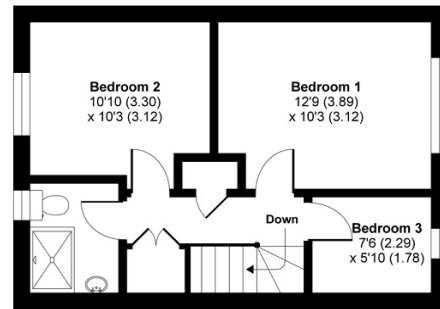
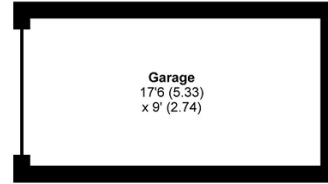
Church Lane, Rode, Frome, BA11

Approximate Area = 1074 sq ft / 99.7 sq m (includes garage)

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). © nichecom 2021. Produced for Cooper and Tanner. REF: 792762



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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