

14a Lower Street, Rode, Frome, BA11 6PU



Asking Price £375,000 Freehold

A beautifully presented three-bedroom modern home situated in the heart of the sought-after village of Rode, offering a superb balance of contemporary comfort and countryside charm, within a charming and active village a short distance from Bath and Frome and surrounded by lovely country walks.

14a Lower Street, Rode, Frome, BA11 6PU

 3  1  1 EPC B

Asking Price £375,000 Freehold

DESCRIPTION

Enjoying a peaceful yet central position within this popular Somerset village, the property is within easy reach of local amenities and enjoys immediate access to picturesque rural walks.

The accommodation has been finished to an exceptional standard throughout and benefits from double glazing, gas-fired central heating with underfloor heating to the ground floor and traditional radiators upstairs. The ground floor comprises a bright and welcoming sitting room which opens into a generous kitchen/dining space. The kitchen is fitted with an excellent range of wall and base units, Silestone worktops and a full complement of integrated appliances including a single oven, hob, dishwasher, washing machine, fridge and freezer. A cloakroom completes the ground floor.

Upstairs there are three bedrooms and a well-appointed family bathroom. The master having a built-in walk in wardrobe with automatic light and loft access. A small double sits to the rear and a single room presents a flexible space, ideal as a nursery or home office.

OUTSIDE

Externally, the property is approached either via a sloped pathway from the side or raised paved steps to the front with mature planting and wrought iron railings. The home is attractively clad in local stone with framed window surrounds and terracotta roof tiling. To the rear, a private

and enclosed stone patio courtyard garden enjoys an easterly aspect, ideal for morning sun, with planted beds for the keen gardener. There is a carport to the rear of the property along with an additional parking space in front, providing off-road parking for two vehicles. Built in 2018, the property also benefits from the remainder of its NHBC warranty, offering further reassurance to prospective buyers. A delightful home combining modern specification with village living, well suited to families, professionals or those seeking a peaceful retreat within easy reach of Frome, Bath and surrounding countryside.

ADDITIONAL INFORMATION

Gas central heating. Electricity, water and mains drainage.

AGENTS NOTE

There is a management charge of £40.00pcm to maintain the tarmac area to the rear.

The tarmac area behind the property is for access to the car-ports.

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.







Lower Street, Rode, Frome, BA11

Approximate Area = 720 sq ft / 66.8 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1328621



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

