

7 Frome Road

Rode, Frome, BA11 6PW

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AND
TANNER



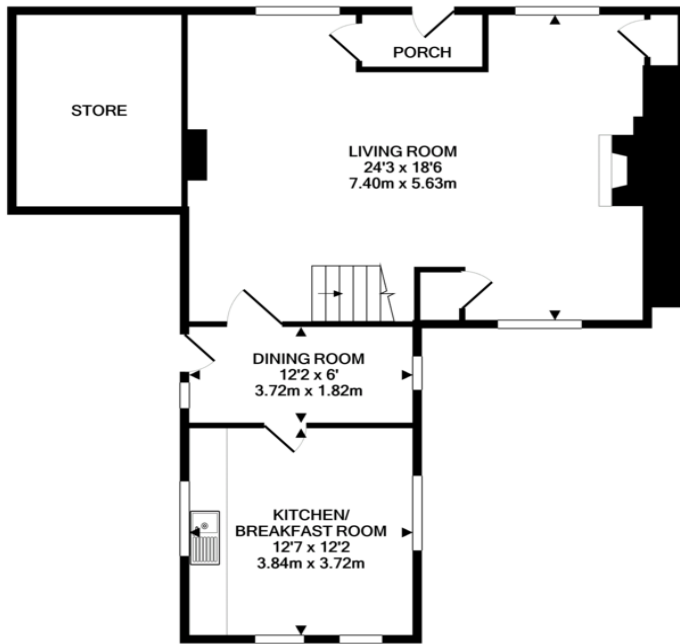
£275,000-£300,000 Freehold

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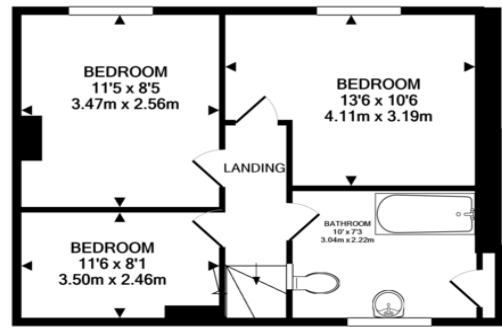
Description

Situated opposite the 14th century St. Lawrence church within Rode, with views to the rear across the rolling countryside, this semi-detached period home comes to the market with no onward chain. With a degree of work required throughout, this is an exciting opportunity for a potential buyer to put their stamp on a spacious family home! The property includes three double bedrooms, kitchen/diner, large lounge, spacious entrance hall/study, porch and a family bathroom. Externally, there is a generous rear garden that wraps around the rear and side of the property which will also require work and a fantastic brick-built outbuilding that could be utilised as a utility room or even an office space. There is communal parking to the rear.

Buyers are to be aware that the house is on Frome Road in Rode and therefore there is traffic close to the house and naturally there will be the noise associated with this. The house has been valued to take this into consideration.



GROUND FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Features

- A Semi-Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Period Features
- Generous Size Garden
- External Store Room
- Off-Road Parking
- No Onward Chain
- Within Commuting Distance of Bath, Frome & Trowbridge
- Work Required

Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating E

FROME OFFICE

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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.

