

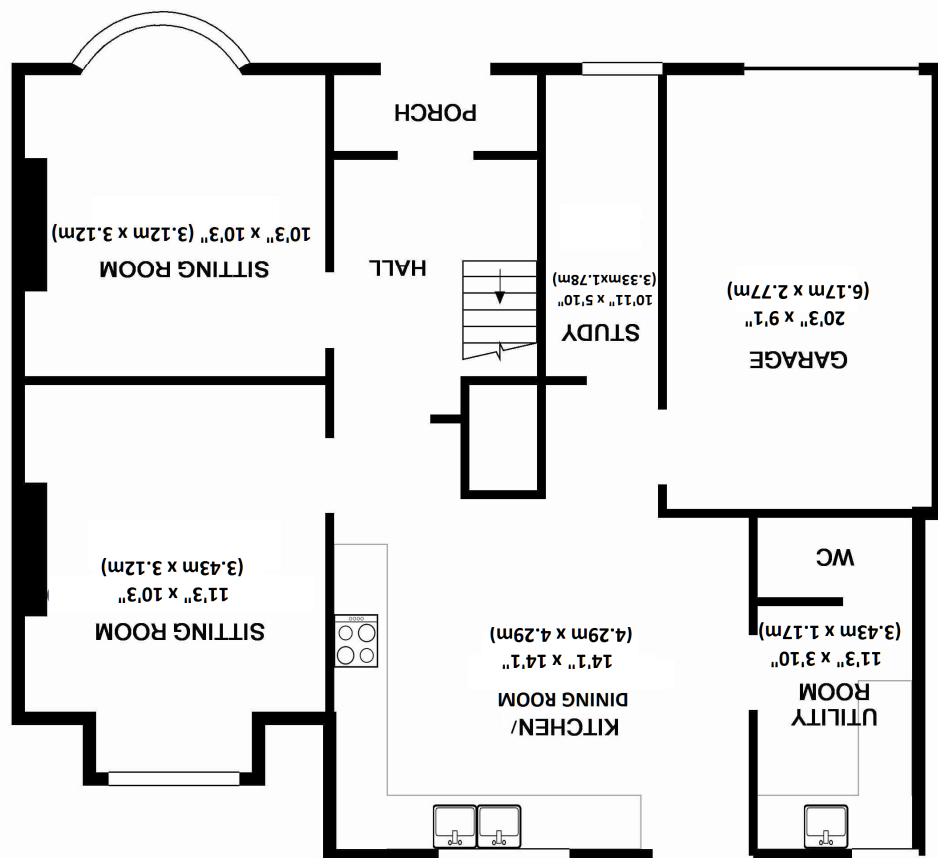


COOPER & TANNER
To Contact From Office

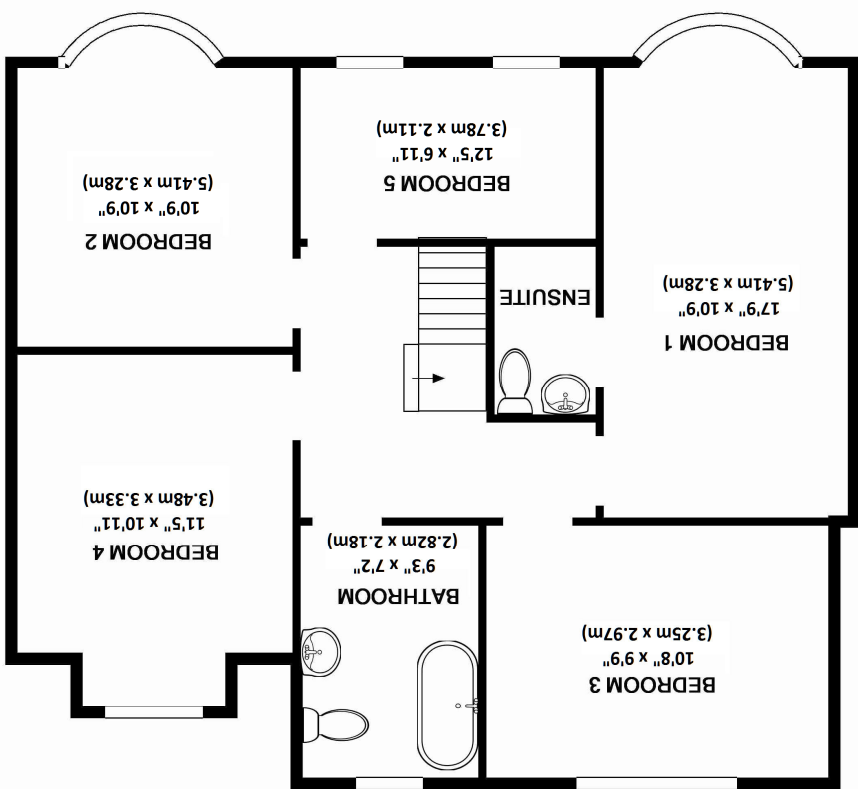
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GROUND FLOOR



1ST FLOOR



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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50 Rodden Road, Frome, Somerset BA11 2AQ

£540,000

COOPER & TANNER
THE ART OF AGENCY

Accommodation

A wonderful family home located on the popular Rodden Road, located within easy reach of Frome town centre. The accommodation has been extended over the years to create a large period home with plenty of ground floor living space as well as five good sized bedrooms.

The ground floor features an attractive entrance hall with access to both the front and the rear reception rooms as well as the kitchen/dining/sitting room. This room really is the hub of the home and has French doors to the rear leading to the gardens. Finally, there is a utility room a cloakroom and a useful study plus access to the garage on this level.

The first floor includes an attractive landing with access to all bedrooms and the family bathroom. The master bedroom is of particular note with a bay window to the front and en-suite facilities including an impressive modern steam/shower system. The further four bedrooms are all of a good size and offer the potential to house double beds.

Outside

The property is set back from Rodden Road and has hedging to the front shielding the house from traffic. There is a large pebbled driveway with space to park several vehicles as well as double doors to the integral garage. There is access to both sides, leading to the rear gardens. The rear garden is a big selling point of the property and has a large patio seating area as well as a long lawned area. The garden benefits from a sunny south/westerly aspect.

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 and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, Steiner, middle and senior schools, theatres and a cinema.

The property is within easy walking distance of shops, cafés, and amenities. It has thriving arts and vibrant music communities. Private schools are to 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.

Tenure

Freehold.

Services

Mains drainage, water, gas and electricity are all connected.

Heating

Gas fired central heating.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Tel: 0300 303 8588

Council Tax Band

Council Tax Band 'D'

EPC Rating

Rating D.

Directions

From the Frome office of Cooper and Tanner proceed up North Parade. Fork right at the top of the hill on to Berkley Road. At the traffic lights turn right on to Rodden Road and the property can be found on the right hand side.

Viewing

Strictly is through Cooper & Tanner on 01373 455060.

AS Ref: 11399 18 May 2017

