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ESTATE AGENT

16A Marsh Road, Rode. BA11 6PE.

Guide Price: £525,000

A beautifully presented detached home with four bedrooms, private, south facing rear garden, garage & driveway just off the pretty High Street – available with no onward chain.

This home has a good feel about it; its light, airy & beautifully presented both inside and out. The ground floor has a welcoming entrance hall on arrival with the dining room immediately on the left. The lengthy living room runs the length of the house from front to the back with patio doors out to the rear garden. The modern kitchen overlooks the much-loved rear garden. Lastly on the ground floor is the essential cloakroom. Upstairs are four bedrooms, all with built in wardrobes and family bathroom with shower.

Externally there is a good sized, private south facing enclosed rear garden. There are doors from the kitchen and living room into the garden which has a patio seating area and is laid mostly to lawn with mature shrubs, borders, trees & hedging. There is a small gravelled front garden, garage & driveway.

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Rode enjoys an active community & a variety of local amenities including pubs, post office & store, well-regarded primary school, village hall & church. The nearby village of Beckington has a primary school, a private prep school & the excellent Mes Amis deli & café, together with a petrol station with M&S shop. The property is also conveniently accessible to the A36 providing access into Bath, which lies to the north providing city centre shopping plus an excellent selection of restaurants & cultural attractions including the Theatre Royal & cinemas. In addition, there are rail links to London from both Westbury Station and Bath Spa Station. Bradford on Avon Station connects direct to London Waterloo & Bath. Nearby Frome offers vibrant market town amenities.

- A spacious, detached village home
- Living room, separate dining room & cloak
- Four double bedrooms & bathroom
- Popular village location
- Modern kitchen overlooking the garden
- South facing garden, garage & driveway





*A beautifully presented
village home*

*Generous, south facing
private garden*

*Spacious, light & airy,
versatile accommodation*

