

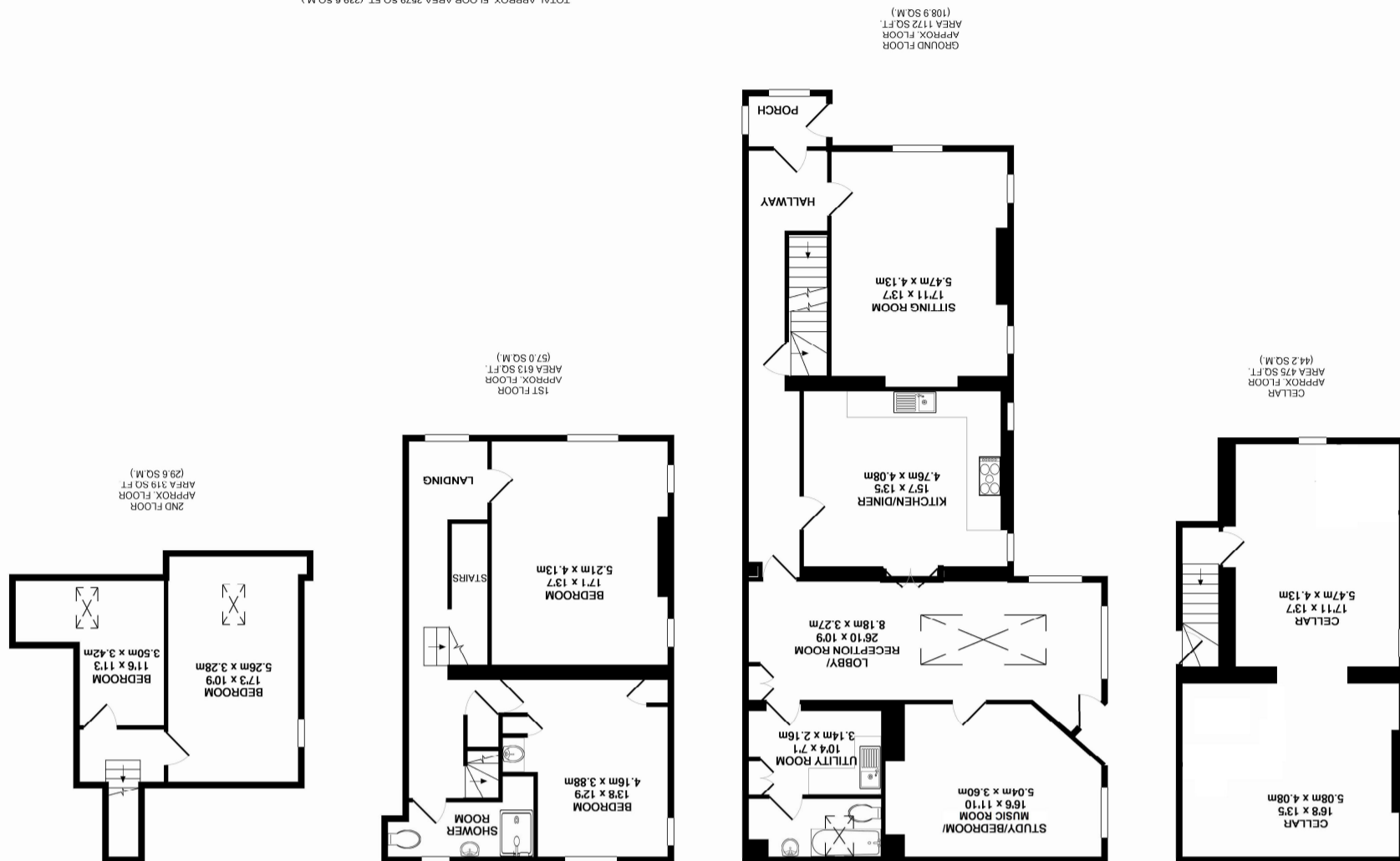


**COOPER & TANNER**  
To Contact From Office

Telephone: 01373 455060  
Address: 6 The Bridge, Frome, Somerset BA11 1AR  
E-mail: [frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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 or representations, 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 or references to condition must satisfy themselves by inspection or otherwise as to the correctness of each of them.

What 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 approximately taken for any error, omission or misstatement. 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 condition or efficiency can be given.  
Made with MetreX 2019



150 Rodden Road, Frome, Somerset BA11 2AP

£470,000

**COOPER & TANNER**  
THE ART OF AGENCY

### Description

A beautifully presented four bedroom home offering flexible living accommodation set over three floors and located just a short walk from the town centre.

The entrance is through an impressive atrium style reception hall that leads to the utility, downstairs bathroom and a room currently being used as a study/music room with a beamed ceiling. This space would suit a number of different uses, but offers the potential for an annexe. The double doors from the hall lead to the kitchen which has an array of fitted units and room for a dining area. Towards the back of the property lies a hallway with beautiful flagstone flooring and access to the large cellar. The sitting room lies to the rear and includes a log burner, exposed wooden floorboards and shutters on the windows.

### Please Note

The cellar incorporates two booths which have been used in the past for recording music, but are currently used for storage. The walls are of a temporary nature and could be removed.

The first floor features a spacious landing and a bathroom with a white three piece suite including a walk in shower. There are also two bedrooms, both of which are double in size. There are two further bedrooms on the second floor, the larger of the two is flooded with natural light from the skylight window. The eaves space provides a large area for storage.

### Outside

The majority of the garden lies to the rear of the property and enjoys a southerly aspect. There is both a paved space and an area laid to lawn with beautiful flower borders and mature trees. At the end of the garden is an array of vegetable patches providing an immaculately presented allotment.

### Agent's Note

The Vendor informs us there is access to the rear of the house from the lane to the side, where there is a possibility to build a garage/parking (subject to the appropriate consents).

### Location

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. The town 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, the new Steiner Academy, middle and senior schools, theatres and a cinema. It has thriving arts and vibrant music communities.

### Services

Water, drainage, gas, electricity and BT are all connected. Gas fired central heating. (+10 solar panels generating approx. £1,000 p.a.).

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT  
Tel: 0300303 8588

### Tenure

Freehold.

### Council Tax Band

Band D.

### EPC Rating

Rating C.

### Directions

From the town centre proceed up North Parade, right into Berkley Road and right at the traffic lights. Continue on this road and the property will be found towards the end on your right.

### Viewing

Strictly through Cooper & Tanner on 01373 455060.

Ref: BHE 8/8/16 

