

TOWN & COUNTRY
ESTATES



Marsh Road, Rode, Somerset BA11 6PE

£350,000

LOCATION

Ideally located in the centre of the picturesque and historic Village of Rode, this three bedroom semi-detached home benefits from wonderful views of the Village green and enjoys plentiful off road parking. Rode is a charming Somerset Village with historic buildings, idyllic walks and a strong sense of community. Surrounded by scenic countryside, it offers a peaceful atmosphere, two popular local pubs, a shop/post office and bakery, with regular events that bring residents together.

DESCRIPTION

NO ONWARD CHAIN This charming and unique 18th Century Cottage, benefits from NOT being listed, has been extended to the rear its also features plentiful off road parking, This fabulous home offers excellent internal and external space. Although in need of some modernisation, the original features ensure the property is full of character. Set over three floors, the ground floor accommodation comprises a lounge, dining room, kitchen and rear porch with WC. On the first floor there are two bedrooms, one benefitting from a dressing room and a large bathroom. On the top floor is another double bedroom. Externally to the front is driveway parking and to the rear is a large garden followed by a garage and carport, which could be developed further (subject to necessary planning).

LOUNGE

11'2" x 15'11"

The light and airy living room benefits from dual aspect uPVC double glazed windows to the front and side. A spectacular Inglenook fireplace with an original wooden beam over and log burning stove fills the room with charm and character. To the side of the room is a recessed area perfect for a work from home space or a bar, as the previous owner used it. There is a radiator and a glazed stable door opening to the dining room.

DINING ROOM

9'2" x 12'9"

The dining room has a radiator and two storage cupboards (one with plumbing for a washing machine), an entrance arch into the kitchen and stairs leading to the first floor.

KITCHEN

11'4" x 6'11"

The kitchen has a large uPVC double glazed window to the rear, a range of matching wall and base units with roll top work surfaces, space for a cooker and plumbing for a dishwasher. There is a stainless steel sink with mixer tap over and a storage cupboard housing the brand new boiler and hive system. A door leads to the rear porch.

REAR PORCH

7'6" x 3'5"

The rear porch leads to the garden through a uPVC double glazed door. There is also a door to the WC.



WC

The useful WC has a low level WC and a pedestal wash basin.

FIRST FLOOR LANIDNG

With stairs to bedroom one and doors to bedroom two, bedroom three and the bathroom.

BEDROOM ONE

11'1" x 13'2"

The primary bedroom is a comfortable double room and has two uPVC double glazed window to the front overlooking the green. There is a range of built-in bedroom furniture and a radiator.

BEDROOM THREE / DRESSING ROOM

The third bedroom has a uPVC double glazed window to the rear,. This bedroom also benefits from a dressing room, which could easily be adapted into a work from home space.

BATHROOM

10'8" x 6'6"

The spacious bathroom has an obscure glass uPVC window to the rear, there is paneled bath, close coupled WC, pedestal wash basin and a shower cubicle with electric shower over.

BEDROOM TWO

10'9" x 11'3"

The second double bedroom is located on the top floor and has a uPVC double glazed window to the front overlooking the village green. There is a radiator, eaves storage and a velux window.

EXTERIOR

FRONT

At the front of the property lies a tarmacked driveway, accompanied by the distinctive feature water pump that gives the home its name, "The Pump House" ad the property was the original pump house for the village.

There is a small step leading to the uPVC double glazed front door. Proceeding to along the side of the home, there is access to the rear garden, garage and car port.

REAR GARDEN

The good size raised rear garden is accessed by a small set of steps from the back door and is laid to a mixture of patio, lawn and established planted beds. To the rear of the garden are steps leading to the garage, carport and further driveway parking.

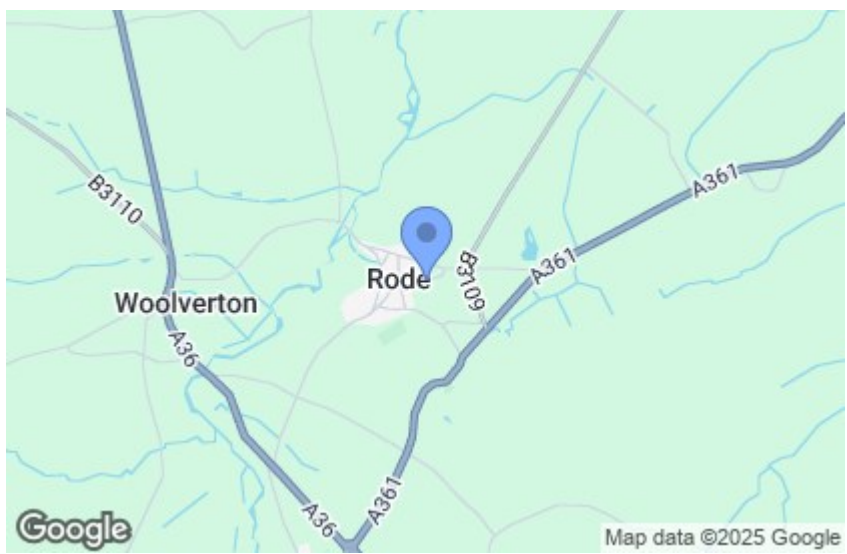
GARAGE AND CARPORT

Another huge advantage to the home is the larger than average garage, which is accessed via an up and over door, and has lights and power. Next to the garage is a covered carport with further off road parking in front.

ADDITIONAL INFORMATION

EPC - D

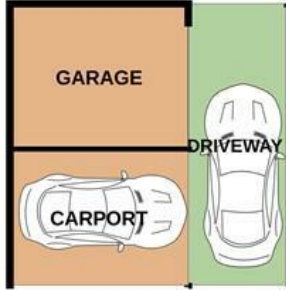
COUNCIL TAX BAND - D







GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
120 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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