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## The Old Brewery

, Rode, Nr Frome, Somerset, BA11 6NU

# Rental £1,250 pcm

2 bedroom House available 18 October 2025

8 Harris Close, Frome, Somerset,  
BA11 5JY

lettings@lettings-r-us.co.uk

**01373 454 188**



### Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00  
Wed 09.00 - 20.00; Thurs 09.00 - 20.00  
Fri 09.00 - 20.00; Sat 09.00 - 20.00;  
Sun 09.00 - 20.00

\* Unfurnished

### Situation

Delightful 2-Bedroom with Garden, Parking & Garage in the Desirable Village of Rode Situated in the heart of the ever-popular village of Rode, this beautifully presented two-bedroom cottage offers an ideal combination of rural charm and modern convenience. Perfect for professionals, couples, or a small family, the property is located within easy reach of Frome, Bath, and Trowbridge. Step inside to discover a welcoming and well-laid-out interior, featuring: Two generously sized double bedrooms, offering plenty of space and natural light A bright and cosy living room perfect for relaxing or entertaining A modern fitted kitchen with ample storage and workspace A convenient downstairs WC in addition to the main bathroom upstairs A private garden, ideal for outdoor dining or quiet evenings Garage and off-street parking, a rare and valuable feature in the village This lovely home also benefits from gas central heating and double glazing throughout. One cat or one dog considered with 5 weeks deposit. Available 18th October 2025 EPC- C Council Tax Band - B

**TENANTS:** If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or Property Ref: inst-5708

All measurements are approximate.

### Further Information

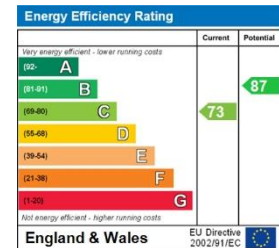
The deposit required is £1,250

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

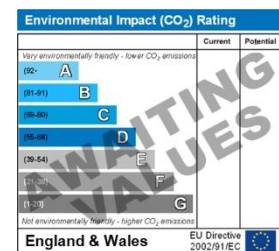
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 08/09/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944