



Frobisher Green, TQ2 6JH

Guide Price £280,000 - £300,000

www.garganandhart.co.uk

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Gargan & Hart
Estate Agents

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Entrance is via a useful porch through to the welcoming reception hall with stairway to first floor and door to the spacious lounge which is a light and airy room with UPVC double-glazed walk-in bay window with outlook to front. The kitchen/diner is a lovely feature of this property and comes with a matching range of wall, base and drawer units with rolled edge work surfaces and tiled splashbacks, 1½ bowl sink unit with mixer tap, integrated dishwasher and fridge/freezer.

The central island comes with storage and would be a great place for family and friends to have a drink and a chat. There is a doubleglazed window to the side and French doors to the garden. A door leads into the utility with plumbing for automatic washing machine, gas boiler and door to the garden.

On the first floor, the master bedroom is a spacious light and airy double bedroom with UPVC double glazed bay window and built-in wardrobe. Bedroom 2 is another light and airy double bedroom with UPVC double glazed window and outlook over the rear garden, built-in wardrobes, shelving and chest of drawers. Bedroom 3 is a good sized single with UPVC double glazed window. The attractively fitted family bathroom completes the first level with panelled bath with shower over, wash hand basin with cupboard under and low-level W/C.

Outside to the front of the property is a long driveway providing off road parking for several vehicles and leads to a gated access to rear garden. The large rear garden is great for families and enjoys a sunny aspect, being partly laid to two patio areas, one to the front of the garden and the rear you have a decked patio. The garden is well stocked with attractive flower and shrub beds and feature ornamental trees.





STAR POINTS

- Semi-Detached Home
- NO ONWARD CHAIN
- Recently Refurbished
- Bay Windows
- Separate Utility
- Built-in Cupboards
- Driveway Parking
- Close to Schools
- Spacious Kitchen/Diner
- Good Sized Bedrooms



ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax Band - C
Local Authority - Torbay
EPC – E

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

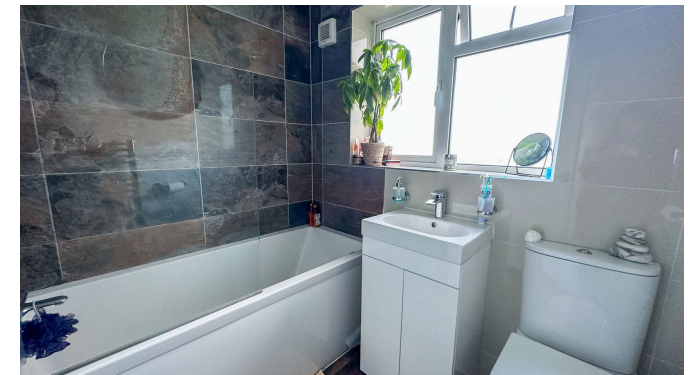
DIRECTIONS

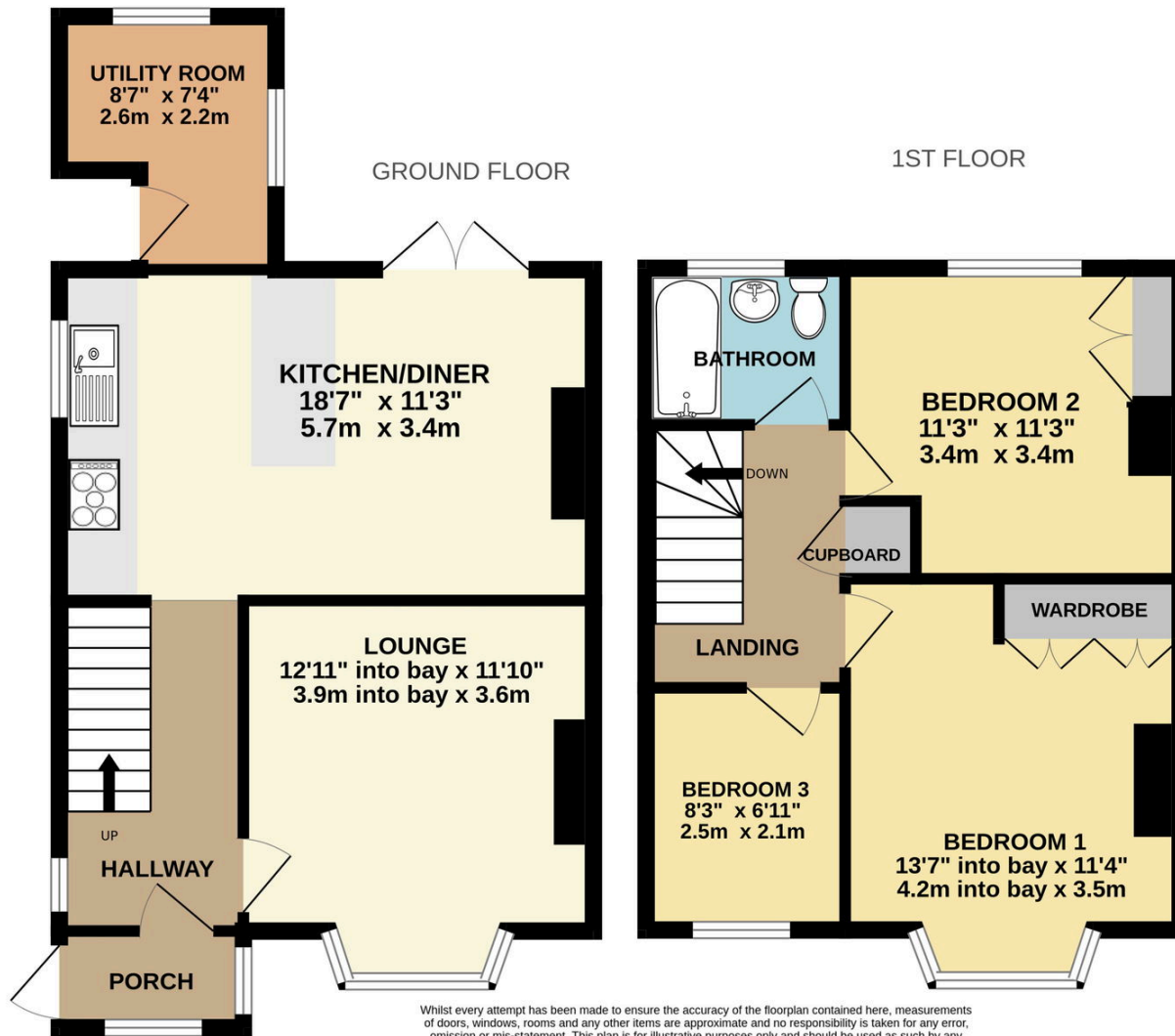
What 3 Words: staining.fence.blown
Sat-Nav: TQ2 6JH

CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.





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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