



Frobisher Green | Torquay | TQ2 6JJ

Asking Price Of £385,000

A superb five bed family house located in this highly desirable residential area served by excellent local schools and within easy reach of Torquay town centre. The property is well planned having a large lounge, dining room, kitchen and utility room to the ground floor. With three bedrooms and bathroom to the first floor and a further two bedrooms and shower room / WC to the top floor. There is a long driveway to a garage plus a large, enclosed sunny rear garden. Early viewing is advised.

- 5 BED SEMI DETACHED HOUSE
- DOUBLE GLAZING
- CENTRAL HEATING
- LARGE GARDEN
- DESIRABLE AREA
- GARAGE AND DRIVEWAY

Porch - Double glazed front doors, Glazed inner door to:-

Hallway - A bright hallway with under stairs store cupboard and radiator. Wood effect flooring.

Lounge - 7.8 x 3.3 m at widest points. A spacious and bright room with large double glazed picture window overlooking the front garden. Tiled fireplace with inset gas fire and matching hearth. TV point, central heating radiator, serving hatch through to kitchen. Wood effect flooring. Glazed double doors leading through to:-

Dining room - 3.8 m x 2.8 m at widest points. A spacious dining room with room for a 6 to 8 seater table. Double glazed window to the side. Radiator. Wood effect flooring. Double glazed patio doors overlooking and leading to the rear garden.

Kitchen - 3.9 m x 2.8 m at widest points A well appointed kitchen fitted with a range of white gloss, fronted wall and base units. With slight effect work surfaces over. 1 1/2 bowl single drain is stainless steel sink unit with chrome mixer tap over. Plumbing for washing machine. Space for cooker with gas point And stainless steel cooker hood over. Recess for a fridge. Fridge freezer. Breakfast bar area with radiator below. Covered housing valent gas boiler for central heating and hot water. Double glazed window. Ceiling spotlights. Glazed door to;

Utility porch - A useful utility area with room for additional fridges freezers tumble dryer et cetera two double power points, double glazed side window and door to rear garden. Stairs to:-

First floor landing - Double glazed window. Built-in linen cupboard. Radiator. Store cup

Bedroom one - 3.1 m x 2.9 m at wind A double bedroom with double glazed window to the Enjoying an open outlook. Radiator

Bedroom Two - 3.3 m x 2.4 m at widest Another double room with double glazed bay window overlooking the rear garden. Central heating radiator.



Bedroom three - 2.7 m x 2.2 m at widest points A smaller double or generous, single, having a double glazed window overlooking the rear garden and radiator.

Bathroom - Fitted with a white suite comprising panelled bath with chrome mains shower, fitment over and glass, splash screen. Pedestal wash hand basin and matching close cup WC. Two double glazed windows. Radiator. Fully tiled And floor Stairs from landing area leading to:-

Second floor landing - Access to eaves storage.

Bedroom Four - 2.9 m x 2.6 m at widest points. Again a double bedroom having a double glazed window, enjoying an open outlook across the rear garden and beyond. Radiator.

Bedroom Five - 2.3 m x 2.0 m at widest points A good single bedroom or alternatively this could be used as a home office if required. Double glazed window, enjoying a similar look to bedroom four. Radiator.

Shower room / WC - Shower cubicle with multi jets body, shower, fitment and glass doors. Pedestal wash hand basin with tiled surround. Close WC. Radiator.

Outside - to the front is a lawn garden with a variety of inset shrubs, including Heather's and seasonal bulbs.

Parking - A driveway for approximately 3-4 cars leads to

Garage - 5.7 m x 2.8 m at widest points. A good size, garage with double glaze window and metal up and over door to the rear is a garden measuring approximately 26 m in length and is enclosed by fence panelling. Directly from the rear utility porch and dining room. There is a patio area ideal for barbecues and the like steps lead from there to a lawn garden area with shrub borders. this leads to a further patio area and provision for drying line. The garden enjoys a relative degree of privacy and a sunny aspect.

Address

Frobisher Green, Torquay, TQ2 6JJ

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.