

**SAMPLE  
MILLS**



**Frobisher Green  
Chelston  
Torquay  
Devon**

**£285,000**

FREEHOLD





Frobisher Green, Chelston, Torquay,  
Devon

**£285,000 freehold**

This 3 bedroom Semi-Detached property is situated in a popular residential area close to Cockington, and is close to local schools including the Grammar schools and Sherwell Valley Primary School. The property is also within walking distance to Torbay Hospital and public transport. There is easy access to the link road to Newton Abbot, A380, M5 motorway and the A38 to Exeter and Plymouth.

The internal accommodation comprises entrance porch leading to the hallway, lounge/dining room with windows overlooking the front and rear, kitchen with built-in shelved pantry, 3 bedrooms (the master bedroom having built-in mirror fronted wardrobes plus a wash-hand basin) and a family bathroom.

Further benefits include uPVC double glazing, gas central heating, a large garage, off road driveway parking, reasonable sized gardens, under-house storage plus a small tool shed.

Viewing is recommended.



uPVC double glazed sliding patio doors to:

### Entrance Porch

Part glazed door opening through to:

### Entrance Hall

Understairs storage cupboard Central heating thermostat. Radiator. Staircase rising to first floor. Glazed door opening through to:

### Lounge/Dining Room – 7.67m x 3.25m (25'2" x 10'8")

Fitted gas fire set within fireplace on hearth with back boiler for hot water and central heating system. Two radiators. uPVC double glazed windows overlooking the front and rear garden. Coving to ceiling. Wall light points. TV point. Telephone point.

### Kitchen – 3.78m x 2.24m (12'5" x 7'4")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas cooker point with extractor hood above. Plumbing for washing machine. Built-in shelved pantry. Radiator. Partly tiled walls. uPVC double glazed window to side. uPVC half double glazed door to the rear garden.

### First Floor Landing

Hatch to the roof space. Radiator. Built-in shelved airing cupboard housing the tank with electric immersion.

### Bedroom 1 – 4.78m x 3.28m (15'8" x 10'9")

Mirror fronted built-in wardrobes. Inset wash-hand basin with cupboard space below and tiled splash back. Single panelled radiator. uPVC double glazed window overlooking the rear.

### Bedroom 2 – 2.87m x 2.44m (9'5" x 8'0")

Single panelled radiator. uPVC double glazed window overlooking the front.

### Bedroom 3 – 2.97m x 2.24m (9'9" x 7'4")

Single panelled radiator. uPVC double glazed window to rear aspect.

### Bathroom and w/c – 2.16m x 1.70m (7'1" x 5'7")

Panelled bath with fitted shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Single panelled radiator. Fully tiled walls. Obscure uPVC double glazed windows.

### Garage – 5.84m x 4.37m (19'2" x 14'4")

Metal up and over door. Power and light.

### Outside

To the front of the property, is a paved area with borders having various bushes and shrubs. There is a side access leading to the rear.

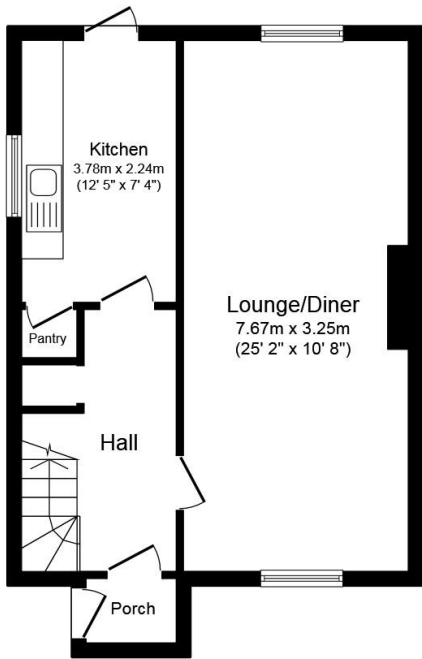
To the rear of the property, there is an area which has been laid to patio onto a further paved area, then leading onto a garden which is a reasonable size, again with bushes, plants and shrubs. There is a large garage plus driveway off road parking. In addition, there is under house storage plus a tool shed.

### Agents Note

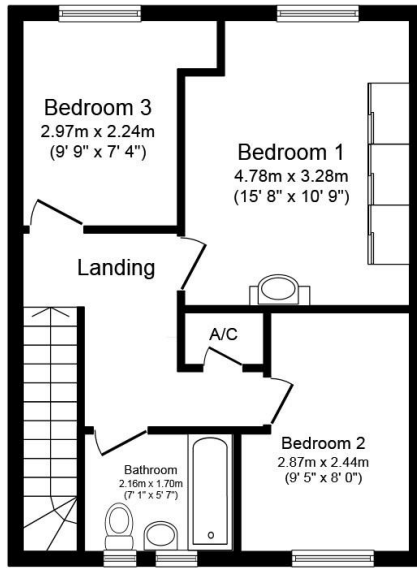
Council Tax Band: 'C'

EPC Rating: 'D'

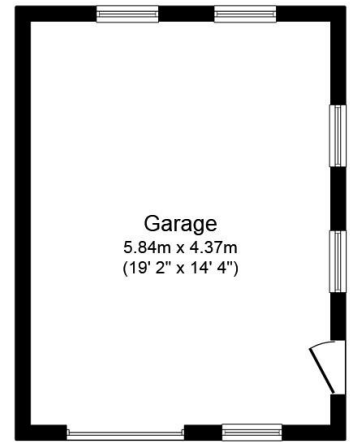




**Ground Floor**



**First Floor**



**Garage**

Total floor area 112.5 sq.m. (1,210 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.