



20 Frobisher Road, Newton Abbot - TQ12 4HT

£267,000 Freehold

Terraced house • Three Double Bedrooms • Lounge • Kitchen/Diner • Bathroom & Shower Room • Gas central Heating • Fully Double Glazed • Car port • Garage • Rear Garden with connecting woodland


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 1 Bank Street
Newton Abbot TQ12 2JL



The front of the property has a neatly paved driveway, with space for off-road parking. As you step inside, you are greeted by an entrance hallway with stairs rising to the first floor. Heading in to the spacious lounge, perfect for relaxing and somewhere to watch your favourite tv shows.

The kitchen/diner is a modern, bright space, with plenty of room to accommodate a dining table and chairs, making it the ideal spot for family meals or entertaining dinner guests. Upstairs, you will find three generously sized double bedrooms, providing ample space for a growing family or for those in need of a home office. The property also benefits from a family bathroom and an additional shower room for added convenience.

This property is truly a gem, with its gas central heating and fully double glazed windows ensuring a cosy and energy-efficient living environment.

The tastefully decorated interiors and spacious layout make this townhouse a joy to live in, offering comfort and style for its new occupants.

Moving outside, you'll find a delightful garden with connecting woodland, offering a peaceful haven for nature enthusiasts and those seeking privacy. The rear garden is the perfect place to relax and unwind, with its well-maintained lawn and lush greenery providing a beautiful backdrop to enjoy the sunshine. Whether you're an avid gardener or simply enjoy basking in the outdoors, this garden is a true outdoor oasis.

For added convenience, this property includes a car port and a garage, providing secure storage and shelter for your vehicles throughout the year. With views of the picturesque Moors, you can enjoy the beauty of the surrounding landscape right from your doorstep.

Measurements

Lounge - 15'6" x 13'11" (4.73m x 4.25m)

Kitchen/Diner - 15'1" x 8'7" (4.60m x 2.61m)

Bedroom - 15'6" x 9'9" (4.73m x 2.98m)

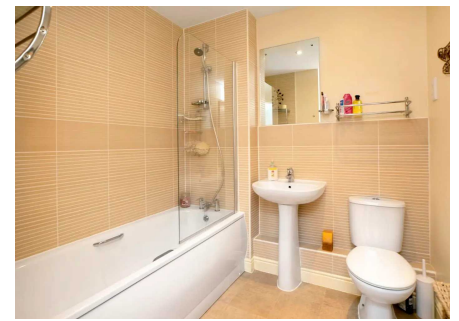
Bedroom - 12'6" x 7'11" (3.81m x 2.42m)

Bedroom - 11'4" x 7'7" (3.46m x 2.31m)

Shower Room - 6'11" x 6'9" (2.12m x 2.06m)

Bathroom - 7'11" x 6'9" (2.42m x 2.06m)

Garage - 19'2" x 15'6" (5.83m x 4.73m)



Useful Information

Broadband speed - Ultrafast
1000mbps (According to
OFCOM)

Teignbridge Council Tax Band -
C (£2,074 per year)

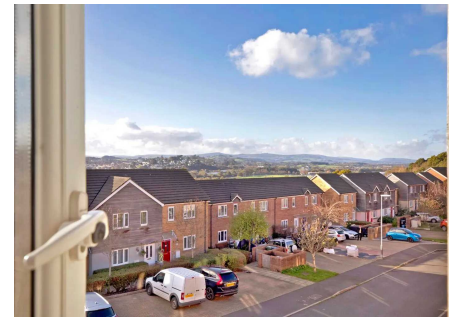
EPC Rating C

Gas, Electric and water all
connected

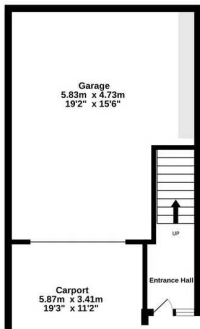


Garden

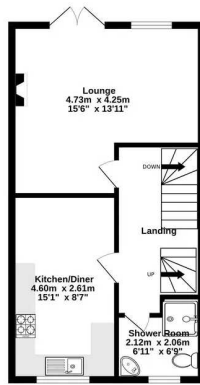
Outside, you'll find a delightful garden with connecting woodland, providing a tranquil setting for enjoying the outdoors and soaking up the sunshine. Whether you have a green thumb or simply enjoy al fresco dining, this garden is a true outdoor oasis.



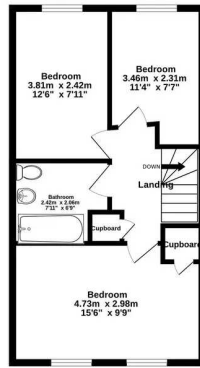
Ground Floor
49.9 sq.m. (537 sq.ft.) approx.



1st Floor
41.6 sq.m. (448 sq.ft.) approx.



2nd Floor
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 133.4 sq.m. (1436 sq.ft.) approx.

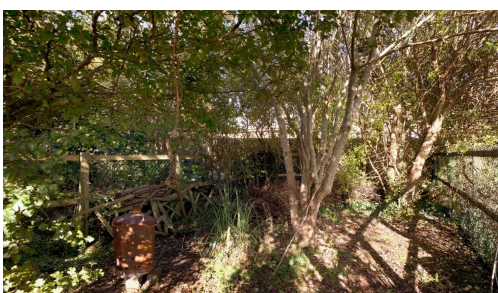
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Measure 03/23



Garage

Single Garage

Other notable features of this property include a garage, car port, ensuring your vehicles are secure and dry during colder months.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	