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ESTATE AGENTS

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**Guide Price £325,000  
5 Frobisher Road, Exmouth, EX8 4NZ**



- Well Presented Semi Detached Bungalow • Cul-De-Sac Location, Handy For Shops & Bus Stops
- Gas Central Heating & Double Glazing • Living Room With Distant Haldon Hill Views
  - Modern Fitted Kitchen
  - 2 Double Bedrooms, Modern Fitted Shower Room
- Brick Paved Driveway, Detached Garage • Enclosed Rear Garden, Viewing Advised



### Description

Situated in a small Cul-De-Sac of similar properties and handy for local shops and bus stops is this well presented, 2 double bedroom, semi detached bungalow with a brick paved driveway, garage and private rear garden. This gas centrally heated (from combi boiler) and uPVC double glazed property comprises of living room with distant Haldon Hill views, modern fitted kitchen, 2 double bedrooms and bathroom having a white suite with a shower over the bath. An early appointment to view is strongly advised to avoid disappointment.



### Accommodation

Step up to composite front entrance door, with outside lighting, leading to:

#### Entrance Porch

Airing cupboard housing the gas fired combi boiler that supplies the gas central heating and domestic hot water, gas & electric meters and shelving. Coved ceiling. Laminate flooring. Door leading to:

#### Living Room 15'3" (4.65m) x 10'4" (3.15m)

Picture window to front gaining distant Haldon Hill views. Radiator. TV point. Telephone point. Coved ceiling. Laminate flooring. Open to:

#### Inner Hallway

Radiator. Wall mounted central heating thermostat. Access to insulated loft space. Laminate flooring. Doors leading to:

#### Kitchen 8'10" (2.69m) x 7'10" (2.39m)

Obscure uPVC double glazed external door to side, window adjacent. Range of modern fitted cupboard and drawer storage units with Marble work surfaces and tiled splash backs. Stainless steel single bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with eye level electric oven and grill to side. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Laminate flooring.

#### Bedroom 1 13'5" (4.09m) x 10'4" (3.15m)

Window to rear. Range of fitted wardrobes and cupboard storage units. Radiator. Coved ceiling. Laminate flooring.

#### Bedroom 2 10'1" (3.07m) x 8'11" (2.72m)

Window to rear. Radiator. Laminate flooring.

#### Shower Room

Obscure glazed window to side. White suite comprising shower cubicle electric shower unit, low level WC and vanity wash hand basin. Fully tiled walls. Radiator. Inset ceiling lights. Extractor fan. Laminate flooring.





#### Externally

The open plan Front Garden has ease of maintenance in mind being laid to brick paving and a raised patio area, with glass balustrades, gaining distant Haldon Hill views. Steps lead to front entrance door. Outside water tap. Outside power points. A brick paved driveway provides off road parking for up to 3 motor vehicles and leads to:

#### Detached Single Garage 15'11" (4.85m) x 7'10" (2.39m)

Up and over door to front. uPVC double glazed window to rear. Power and light connected.

#### Rear Garden

The enclosed Rear Garden is laid mainly to lawn with a shrub bed to the rear. A patio area is ideal for outdoor dining and sitting during the fine weather. Front pedestrian access to side via timber garden gate. Timber fenced boundaries.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. Council Tax Band C

#### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

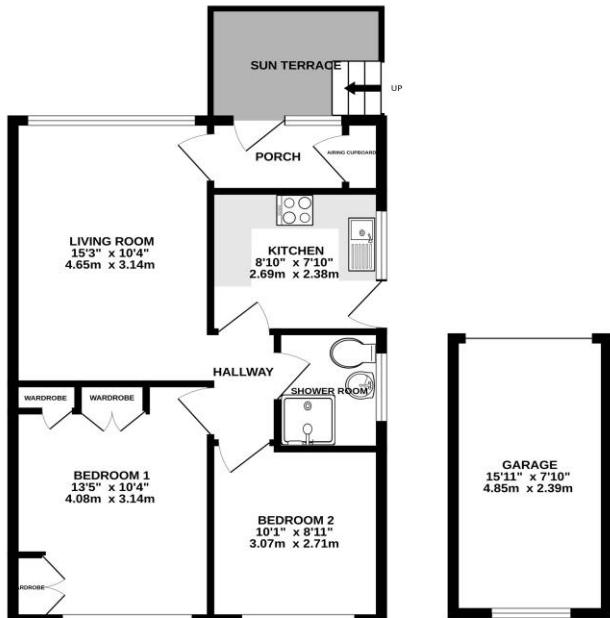
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#### Agents Note

These are draft particulars and are awaiting vendors verification



## GROUND FLOOR

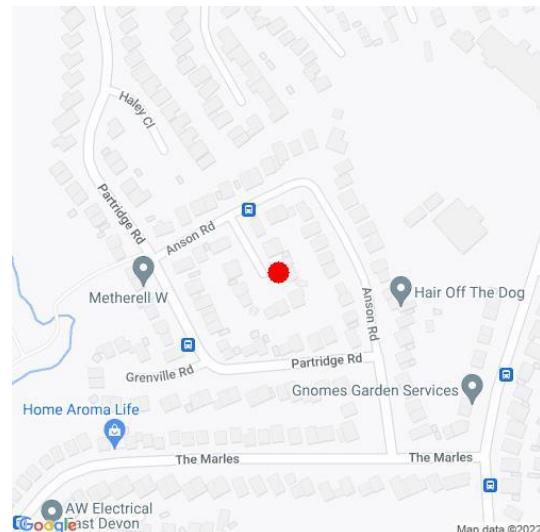
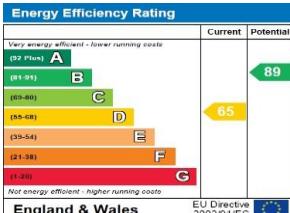


## FROBISHER ROAD, EXMOUTH

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 misdescription. The floorplan is for general information only and is not to scale. It is not intended for planning purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate. ©2022 Metrixprint

**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 3rd turning on the right into Spiders Lane and right again into Partridge Road. Take the second left into Anson Road and first right into Frobisher Road where the property will be found on the left hand side, clearly identified by our For Sale



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.