







## Property Description

Situated in the popular residential area of Frobisher Green, Torquay, this well-presented three-bedroom semi-detached home offers generous living accommodation, off-road parking, and a particularly large rear garden, making it ideal for families and those seeking versatile living space.

The property is approached via a private driveway providing ample off-road parking and a garage. Upon entering, the welcoming hallway leads to a bright and spacious living room, perfect for both relaxing and entertaining. The kitchen is well-appointed with a range of fitted units and offers access to a separate utility room, providing additional storage and laundry space. A valuable feature of the ground floor is the downstairs shower room, offering flexibility for guests or multi-generational living.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from natural light, along with a family bathroom. The layout is practical and well suited to modern family life.

To the rear, the property enjoys a large enclosed garden, mainly laid to lawn, providing an excellent outdoor space for children, pets, gardening enthusiasts, or outdoor entertaining. The garden offers a good degree of privacy and potential for further landscaping or extension, subject to the necessary consents.

The well-regarded Sherwell Valley Primary School and both Torquay Boys and Girls Grammar Schools are within walking distance. The property is also within walking distance of Torbay Hospital

## Ground Floor

### Hall

Stairs to first floor and storage cupboard.

### Lounge/Dining Room

Windows to front and rear, fireplace and door to rear.

### Kitchen

Window to side.

### Utility

Window to side and door to rear.

### Shower Room

Window to side, Shower, WC and wash hand basin.

## First Floor

### Bedroom 1

Window to rear and side and built in wardrobe.

### Bedroom 2

Window to front and built in wardrobes.

### Bedroom 3

Window to rear.

### Bathroom

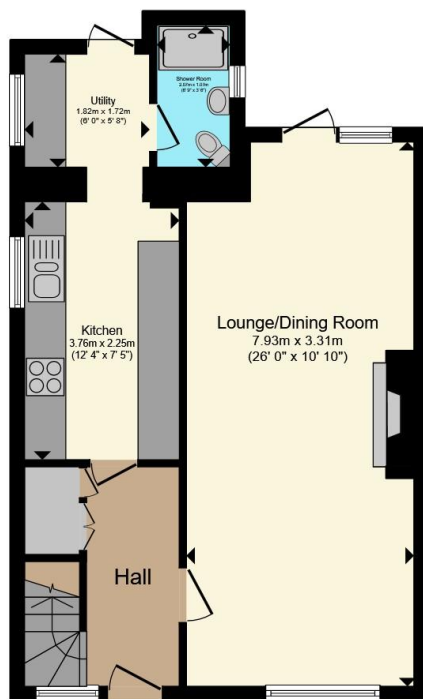
Windows to front, Bath, shower, WC and wash hand basin.

### Garage

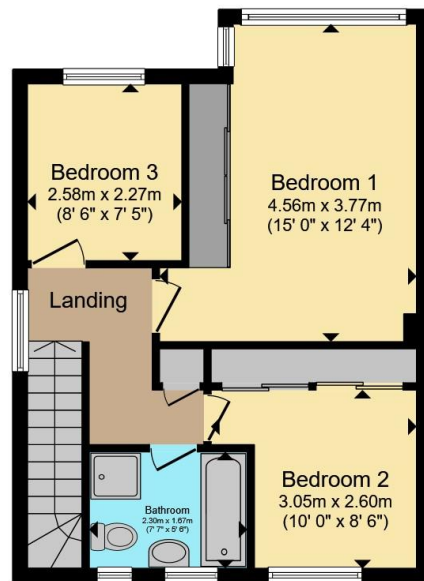
Up and over door to front and door to side.



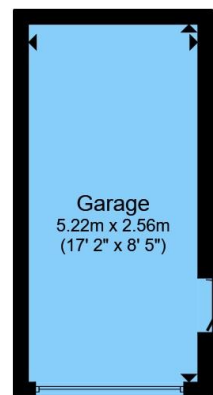




**Ground Floor**



**First Floor**



**Garage**

Total floor area 104.3 m<sup>2</sup> (1,122 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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