

**SAMPLE  
MILLS**



**Frobisher Road  
Newton Abbot  
Devon**

**£245,000**  
FREEHOLD





Frobisher Road, Newton Abbot,  
Devon

**£245,000 freehold**

A 3 bedroom Town House situated on the edge of Newton Abbot providing easy access for all local amenities to include Doctors Surgery, shops, community centre, nearby schools, pubs and restaurants, leisure centre, gyms, cinema, library and Newton Abbot Racecourse. The property is also convenient for commuters with the main rail line to London Paddington, the A380 linking Torbay and Exeter with the M5 beyond and a bus service.

The accommodation is laid over 3 levels and comprises on the lower ground floor a spacious lounge. On the ground floor there is a kitchen/dining room, cloakroom and double bedroom. On the first floor there are 2 further bedrooms and a bathroom.

The property also benefits from views over the surrounding area of Newton Abbot and over towards Dartmoor, a level and private rear garden with rear access and off road parking for 2 vehicles to the front.



Part glazed door leading to:

### Entrance Hall

Staircase to lower ground floor and first floor. Radiator. Door off to:

### Bedroom 3 – 3.48m x 3.00m (11'5" x 9'10")

uPVC double glazed window overlooking the front. Radiator.

### Cloakroom

Low level w/c. Corner wash-hand basin with mixer tap and splashback. Radiator. Extractor fan.

### Kitchen/Dining Room – 4.90m x 2.82m (16'1" x 9'3")

A range of matching wall and base units. Worktop surface areas. Stainless steel sink unit with mixer tap over. Built-in oven and hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Two uPVC double glazed windows overlooking the rear with views over to Dartmoor. Radiator. TV point.

### First Floor Landing

Access to loft area. Storage cupboard. Radiator. Doors off to:

### Bedroom 2/Study – 4.90m x 1.91m (16'1" x 6'3")

Eaves storage. Two uPVC double glazed windows to the rear with views over the surrounding area over towards Dartmoor.

### Bathroom

Panelled bath with shower mixer tap attachment and shower screen. Pedestal wash-hand basin with mixer tap and tiled splashback. Partly tiled walls. Low level w/c. Radiator. Shaver point. Extractor fan.

### Bedroom 1 – 4.90m x 2.87m (16'1" x 9'5")

Two uPVC double glazed windows overlooking the front. Radiator. TV point.

### Lower Ground Floor Landing

Storage cupboard. Radiator. Door to:

### Lounge – 4.90m x 3.66m (16'1" x 12'0")

uPVC double glazed patio doors leading to the garden. Storage cupboard. Two radiators. Two TV points. Telephone point.

### Outside

To the front of the property, a paved path leads to the front door. There is paved parking for two cars, and a small front garden with flower beds to either side of the front door, and a small grassed area in front of the house by the road side.

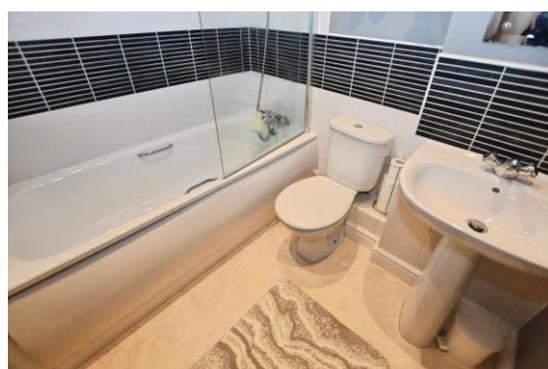
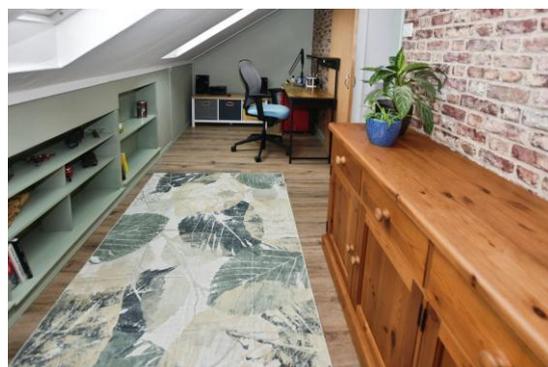
To the rear of the property, a paved path divides a south-west facing lawn garden, there are various flower beds and space for storage sheds. There is also a gate for rear access to the garden.

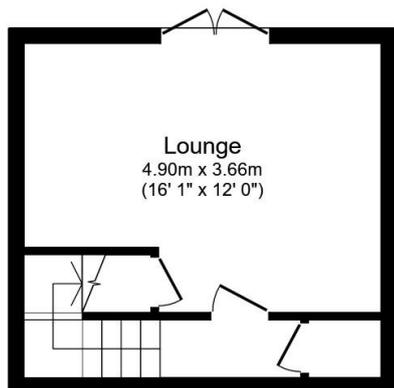
### Agent's Note

Council Tax Band: 'B'

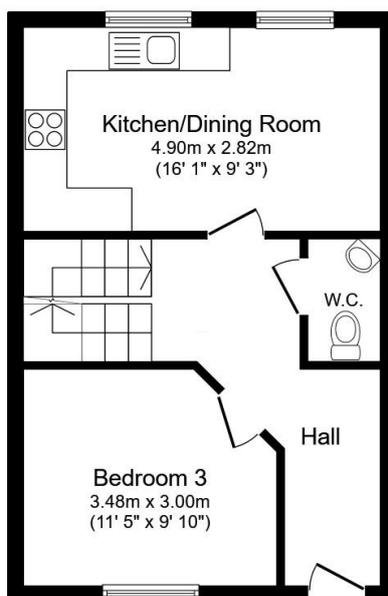
EPC Rating: TBC

Long Term Flood Risk: Very Low

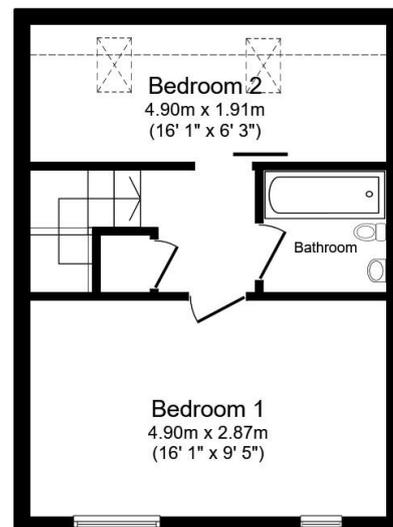




**Lower Ground Floor**  
Floor area 22.6 sq.m. (244 sq.ft.)



**Ground Floor**  
Floor area 37.8 sq.m. (407 sq.ft.)



**First Floor**  
Floor area 33.4 sq.m. (359 sq.ft.)

Total floor area: 93.8 sq.m. (1,010 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**SAMPLE  
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**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.

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