

**SAMPLE
MILLS**



**Frobisher Road
Newton Abbot
Devon**

£250,000
FREEHOLD





Frobisher Road, Newton Abbot,
Devon

£250,000 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 with access to the rear garden. On the ground floor there is a kitchen/dining room, cloakroom and family room/bedroom 3. On the first floor there are 2 further bedrooms and a bathroom.

The property also benefits from gas central heating, double glazing, views over the surrounding area of Newton Abbot and over towards Dartmoor, a level rear garden and off road parking to the front.



GROUND FLOOR

Part glazed door to:

Hallway

Light and airy.

Family Room/Bedroom 3 - 3.50m x 3.00m (11'6" x 9'10")

Double glazed window. Radiator. Versatile room that could be used as a bedroom or home office.

Downstairs Cloakroom

Low level w/c. Wash-hand basin.

Kitchen/Dining Room - 4.90m x 2.80m (16'2" x 9'1")

A range of matching wall and base units. Worktop surface areas. Built-in electric oven. Built-in 4 ring gas hob with canopy over. Stainless steel sink with mixer tap over. Wall hung gas boiler for hot water and central heating system. Plumbing and space for washing machine. Space for fridge/freezer. Two double glazed windows. Radiator.

From the hallway, stairs lead down to:

LOWER GROUND FLOOR

Built-in storage cupboard. Door to:

Lounge - 5.00m x 3.70m (16'3" x 12'1")

Double glazed French doors opening onto the rear garden. Radiator.

FIRST FLOOR LANDING

Built-in cupboard. Doors off to:

Master Bedroom - 4.90m x 2.90m (16'2" x 9'2")

Two double glazed windows. Radiator.

Bedroom 2 - 5.0m x 2.80m (16'3" x 9'2")

Double glazed window. Radiator.

Bathroom

Panelled bath with shower over and hand rail. Pedestal wash-hand basin. Low level w/c. Tiled walls.

OUTSIDE

To the front of the property, there is a drive providing off road parking, a path leads to the front door and level garden laid to lawn.

To the rear of the property, there is a level garden predominately laid to lawn with fence surround, patio area, shrubs and bushes. Rear access.

AGENT'S NOTE

Council Tax Band: 'B' £2111.50 for 2026/27

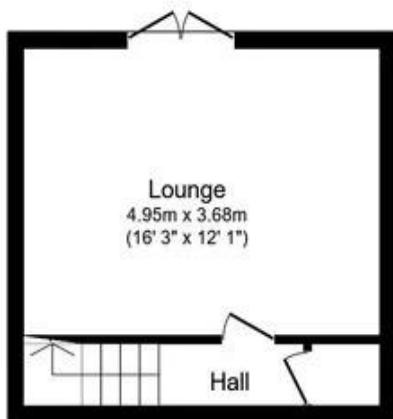
EPC Rating: 'C'

Long Term Flood Risk: Very Low

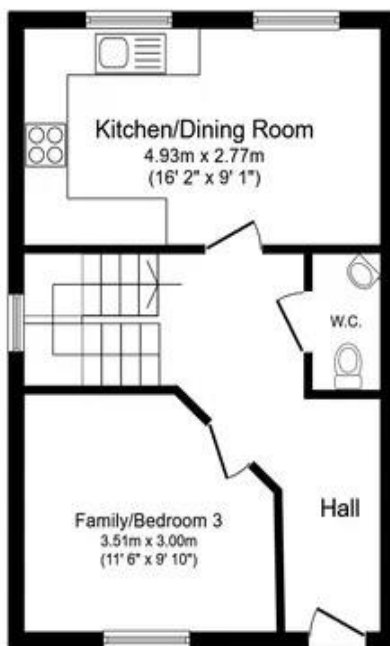
DIRECTIONS

From our Newton Abbot office proceed onto East Street following the road out to Penn Inn Roundabout. Proceed up the Shaldon Road to the top, turning left into Haytor Drive. Proceed to the bottom of Haytor Drive turning into Jellicoe Road which in turn leads to Frobisher Road where the property will be found.





Lower Ground Floor



Ground Floor



First Floor

Total floor area: 98.1 sq.m. (1,056 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
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	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.