



Connells

Frobisher Road
Newton Abbot



Property Description

Situated within a popular residential development, this property is a well-maintained and thoughtfully laid out two bedroom home offering versatile accommodation across three levels, ideal for modern living.

The property has two allocated parking spaces, and a low maintenance front garden. It is approached via a paved pathway leading to the front entrance.

Upon entry, the ground floor hallway provides access to a convenient WC, stairs down to the lower ground floor/main living area, stairs up to the master bedroom and family bathroom, and access to a light and airy second double bedroom overlooking the front garden.

To the rear of the ground floor is a bright and functional kitchen/dining room with ample space for a dining table, making it a perfect area for everyday meals or entertaining, with pleasant views over the garden and beautiful views over Newton Abbot.

On the first floor you will find the master bedroom, this well-proportioned double room is both neutrally decorated and benefiting from good natural light. The accommodation is completed by a modern family bathroom.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with a gravel seating area, ideal for relaxing, gardening or outdoor dining. The garden is fully fenced, providing a good level of privacy.

Located in Newton Abbot, the property is well placed for access to local amenities, schools, transport links and nearby countryside.

Front Of The Property

Off street parking for two vehicles, bin store area, pathway leading to the main entrance with a lawn area and side gate to the rear garden.

Entrance Hallway

Stairs to the first floor and also the lower ground floor and a wall mounted radiator.

Cloakroom

Wash hand basin, WC and a wall mounted radiator.

Kitchen/Dining Room

16' 2" x 9' 2" (4.93m x 2.79m)

Two double glazed windows to the rear of the property with pleasant views, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, oven, plumbing for washing machine, space for fridge/freezer, space for dining table and a wall mounted radiator.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

Double glazed window to the front of the property and a wall mounted radiator.

Lower Ground Floor

Stairs to the lounge with garden access.

Lounge

16' 2" x 12' (4.93m x 3.66m)

Double glazed patio doors opening out to the garden, feature electric fireplace, storage cupboard and two wall mounted radiators.

First Floor

Double glazed window to the side of the property, storage cupboard and loft hatch.

Bedroom One

16' 2" x 9' 10" (4.93m x 3.00m)

Two double glazed windows to the front of the property and a wall mounted radiator.

Bathroom

Bath with shower over and glass screen, WC, wash hand basin, extractor fan, part tiled and a wall mounted heated towel rail.

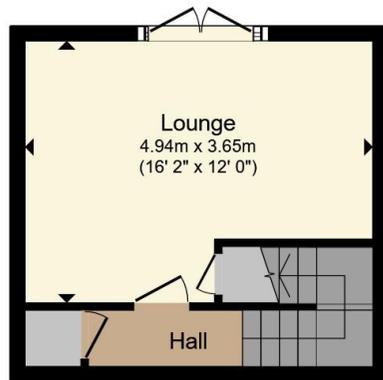
Rear Of The Property

Enclosed rear garden providing pleasant views, side gate provides access to the front, patio area provides space for garden furniture and lawn. There is also an outside light and water tap.

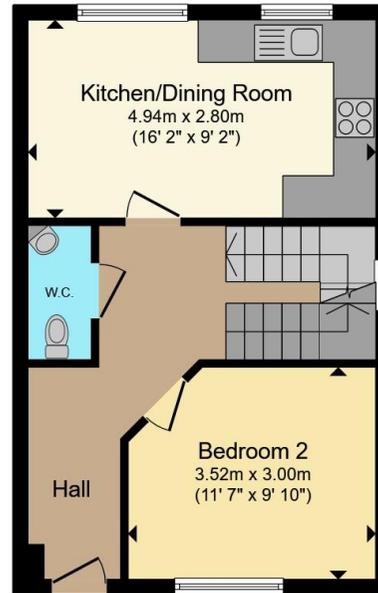




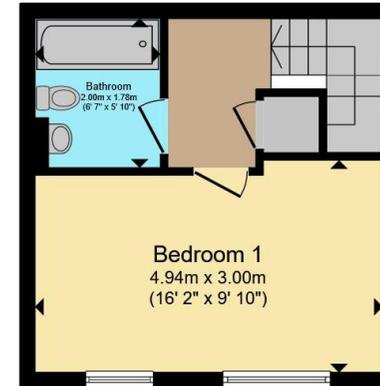




Lower Ground Floor



Ground Floor



First Floor

Total floor area 86.4 m² (930 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

directions to this property:
 What3Words///error.double.doors

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/NAB313211



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB313211 - 0012