

Frobisher Road, EX8

M^{OV}ELI





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An extended, well presented detached bungalow, situated in a quiet cul-de-sac in Exmouth. The generous accommodation has two double bedrooms, two reception rooms, a garage, cloakroom and gardens to the front and rear.

- A lovely extended detached bungalow
- Situated in a quiet cul-de-sac location
- Two double bedrooms
- Open plan living/dining room
- Family room with access to rear garden
- Kitchen & bathroom
- Front and rear gardens
- Garage and off-street parking



This is a fantastic opportunity to acquire a two double bedroom detached bungalow in a sought-after residential area in Exmouth, close to many amenities.

The property has been extended to create two spacious reception rooms as well as being modernised by the current owners. The entrance hall gives access to the living room, cloakroom and independent access to the garage.

The living room is a large open plan room with a window to the front and a dining area to the rear. There is a fireplace and access to an inner hall. The dining area gives access into the family room, a lovely space with glazed sliding doors overlooking and leading out to the rear garden.

From the inner hall there is access to the bedrooms, kitchen and bathroom, there is also an airing cupboard. The kitchen is fitted with wall and base units with integrated double oven, gas hob and extractor with tiled splash back. There is space and plumbing for a dishwasher, fridge freezer and washing machine. There are windows to the front and side as well as a door to the side access. ►



- ▶ Bedroom one is a double room with a west facing window overlooking the rear garden. Bedroom two is another double room with a window to the rear, overlooking the garden. The bathroom has a fitted white suite including a panelled bath with shower over, W.c and matching sink unit. There is a window to the side and fully tiled walls.

Externally, there are private gardens to the front and rear. The front has a driveway leading to the garage and a path to the front door. The front garden is a lawned area with a central tree and raised borders with mature trees. There is side access leading to the rear garden, which is split into several areas. There is a patio leading under an archway to the shed, a lawned area then leads to a lovely patio seating area, which connects seamlessly to the double door to the family room.





LOCATION

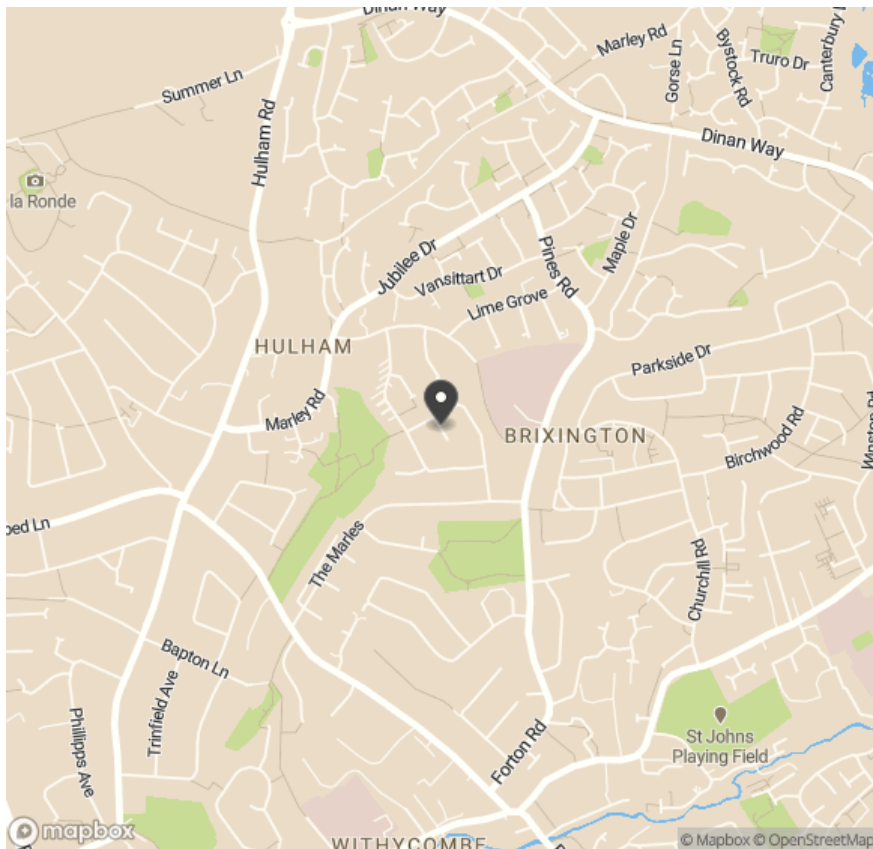


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **61**

Potential: **75**



FLOOR PLAN

557 sq ft (51 sq m)

GROUND FLOOR



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