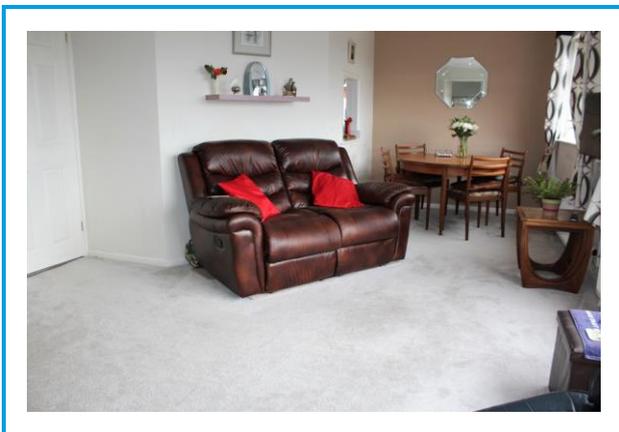




Price £289,950
3 Frobisher Road, Exmouth, EX8 4NZ



- Larger Than Average 2/3 Bedroom Detached Bungalow With Annexe Potential • Gas Centrally Heated & uPVC Double Glazing Throughout • Entrance Vestibule, Bright & Airy Living/Dining Room • Modern Kitchen, Useful Utility Area, White Suite Bathroom • Bedroom 3, Reception Room & Wet Room - Could Be Annexe Area • Off Road Parking, Garage & Enclosed Rear Garden • Could Suit Someone Looking For An Annexe Or Families Co-Inhabiting • Cul-De-Sac Location. Close To Amenities & Bus Route. **MUST BE VIEWED**



uPVC front entrance door with an inset obscure glazed window, beneath a storm canopy, leading to:

Entrance Vestibule

Telephone point. Smoke alarm. Door leading to the living room and folding door leading to:

Walk In Utility Area

A useful space with a work surface and wall mounted storage cupboards above. Space and plumbing for a washing machine. Space for a tumble dryer. Laminate tiled effect flooring.

Living/Dining Room 21'0" (6.4m) Max x 12'10" (3.91m) Max

A lovely bright and airy room with open aspect views over properties and towards the hills beyond via 2 x Large windows to front. 2 x Radiators. TV point. Ample space for a dining table and chairs. Serving hatch to kitchen. Door leading to:

Inner hallway

Access to an insulated and part boarded loft space that has a ladder and light attached. Airing cupboard that houses a wall mounted, gas fired, combi boiler and that has slatted shelving. Wall mounted thermostat. Smoke alarm. Doors leading to both bedrooms, bathroom, bedroom 3/annexe room and a door leading to:

Kitchen 9'10" (3m) Max x 8'6" (2.59m) Max

Window to side. Part obscure glazed door to the side allowing for access to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Built in 4 ring electric halogen hob with an electric oven below and an extractor hood above. Space for a free standing fridge freezer. Useful larder style cupboard that also houses the electric meter and a high level electric trip switch fuse box. Tile effect laminate flooring. Inset stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Space and plumbing for a dishwasher

Bedroom 1 10'8" (3.25m) x 9'10" (3m)

Window to rear. Radiator.

Bedroom 2 9'11" (3.02m) x 9'10" (3m)

Window to rear. Radiator.

Bathroom

Obscure glazed window to side. Fitted white suite comprising of a panelled bath. Low level WC. Pedestal wash hand basin. Heated towel rail. Fully tiled walls.

Bedroom 3/Dining Room 15'3" (4.65m) x 9'7" (2.92m)

This room has been extended from the original 3rd bedroom and offers the potential for co-inhabiting if required. Skylight. Radiator. TV point. Built in storage cupboard. Smoke alarm. has been used previously as a bedroom. Double doors leading to a reception room and:

Wet Room 9'7" (2.92m) x 4'9" (1.45m)

A useful addition to the property that has fully tiled walls. Large walk in wet room shower area with an electric shower and splash screen. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail.



Living Room/Reception Room 14'1" (4.29m) x 12'3" (3.73m)

Another lovely addition to the property that has a dual aspect with a window to side and French doors to rear leading out to the rear garden. Radiator. TV point.

Externally

Front Of Property

With the property being raised, the area to the front of property has been landscaped to allow for a zig-zag style, gradually, sloped pathway leading to the front entrance door. 2 x raised shrub beds. Security lighting. Steps also lead down to a block paved driveway allows off road parking for a motor vehicle and in turn, leads to:

Garage 15'3" (4.65m) x 8'7" (2.62m)

Electric up and over door to front. Power and light connected.

Rear Garden

To the rear of the property is an enclosed and relatively private rear garden that is laid predominately to lawn with various mature shrubs and plant beds. Small paved patio area. Greenhouse. Timber storage shed. Timber fenced boundaries. Outside water tap. Front pedestrian access to the side of the property via a timber garden gate.

Tenure

The property is FREEHOLD.

Services

All main services are connected. Council Tax Band D. The property is on a water meter.

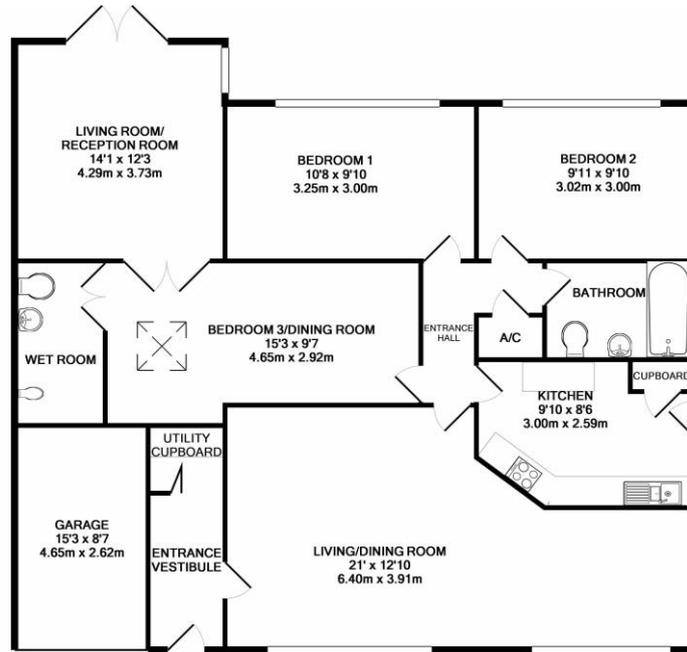
Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority



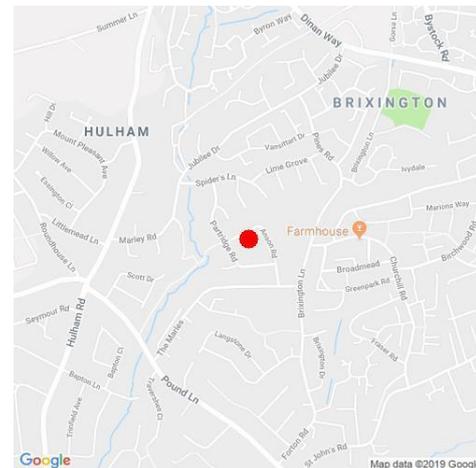
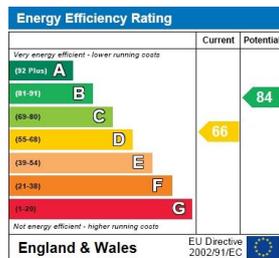


FROBISHER ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 3rd turning on the right into Spiders Lane and right again into Partridge Road. Take the second left into Anson Road and first right into Frobisher Road where the property will be found at on the left hand side, clearly identified by our 'For Sale' sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.