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**LINKS**  
ESTATE AGENTS

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**Guide Price £399,950**

**8 Frobisher Road, Exmouth, EX8 4NZ**



- Extended Semi Detached Bungalow • Gas Central Heating & Double Glazing
- Extended Living / Dining Room • Extended Kitchen / Breakfast Room • 3 Double Bedrooms, En - Suite & Bathroom • Garage & Driveway • Corner Plot, Southerly Facing Rear Garden
- Cul-De-Sac Location, Handy For Amenities





## Accommodation

Step up to uPVC double glazed front entrance door leading to:

### Entrance Hall

Access to insulated and part boarded loft space via trap door with ladder. Airing cupboard housing the gas fired boiler that supplies the central heating and domestic hot water, with shelving. Smoke alarm. Doors leading to 2 bedrooms, bathroom and:

**Living / Dining Room 21'7" (6.58m) Max x 16'10" (5.13m) Max**

**Living Area 16'10" (5.13m) x 10'11" (3.33m)**

Radiator. Doors leading to kitchen / breakfast room and bedroom 3. Open to:

**Dining Area 10'2" (3.1m) x 8'0" (2.44m)**

uPVC double glazed external door to side that leads to the rear garden. uPVC double glazed windows to rear and either side gaining distant Haldon Hill views. Radiator.

**Kitchen / Breakfast Room 16'6" (5.03m) x 8'3" (2.51m)**

2 uPVC double glazed windows to front. Good range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with eye level electric oven to side. Space and plumbing for washing machine. Integrated fridge and freezer. Further space for freestanding appliances.

**Bedroom 1 10'10" (3.3m) x 7'9" (2.36m)**

uPVC double glazed window to rear with distant Haldon Hill views. Built - in single wardrobe. Radiator. Door leading to:

### En - Suite

Modern fitted white suite of shower cubicle with electric shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Tiled flooring.

**Bedroom 2 11'6" (3.51m) x 10'5" (3.18m)**

uPVC double glazed window to rear with distant Haldon Hill views. Radiator.

**Bedroom 3 10'10" (3.3m) x 8'9" (2.67m)**

uPVC double glazed window to front. Radiator.

### Bathroom

Obscure uPVC double glazed window to front. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and splashback's to ceiling height, low level WC and vanity wash hand basin. Heated towel rail.

### Externally

The Front Garden is laid to lawn with a Flagstone pathway leading to the front entrance door. Outside gas meter box. Outside water tap. A driveway to the side of the property provides off road parking for up to 3 motor vehicles and leads to::



#### **Garage 16'0" (4.88m) x 8'0" (2.44m)**

Up and over door front. Window to rear. Personal door to side leading to front. Power and light connected.

#### **Southerly Facing Rear Garden**

A feature of this property is the larger than average, enclosed, Southerly facing and private Rear Garden. There are 2 patio areas adjacent to the property, 1 being laid to decking, both being ideal for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to lawn with shrub and herbaceous beds and borders that provide year-round interest and colour. Useful vegetable growing plot. Greenhouse. Ornate pond. Timber panelled fenced boundaries. Useful undercroft storage area. Front pedestrian access to side of property via timber garden gate.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C

#### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, 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

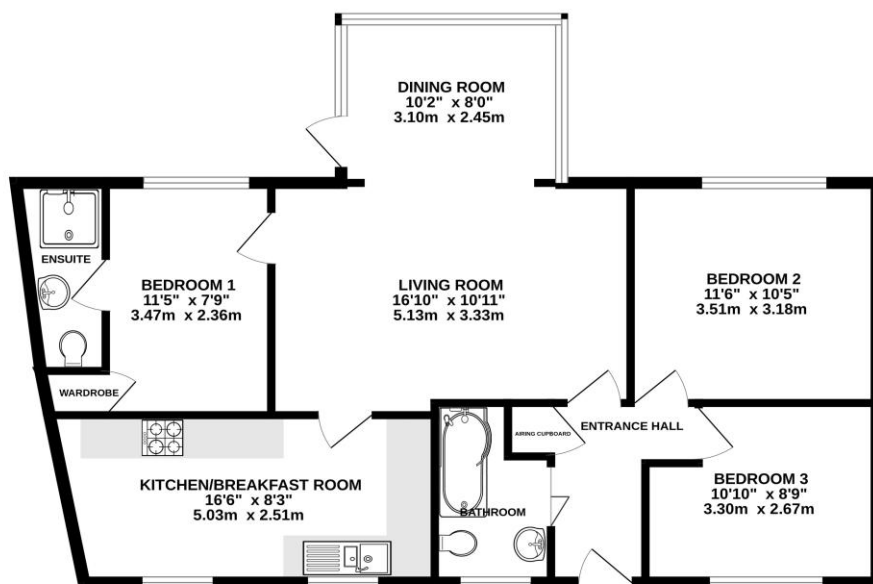
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#### **Agents Note**

These are draft particulars and are awaiting vendors verification



## GROUND FLOOR



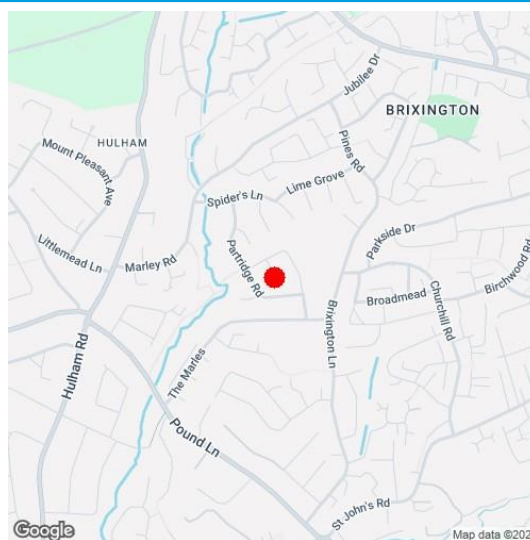
FROBISHER ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.