



St. Mawes Drive | Paignton | TQ4 7NR

Asking Price Of £275,000

A spacious three bedroom mid linked home situated in the desirable location of Hookhills, Paignton. The property comprises of an inner porch way, a large living room, a spacious kitchen/Diner, three double bedrooms, a sizeable family bathroom, easy to maintain south east facing rear gardens, off road parking and an integral garage. The home is positioned in an ideal spot and is within easy reach of doctors and pharmacies, local shops and an array of supermarkets, primary and secondary schools, south Devon college, Broadsands beach and more. The property is being offered with no onward chain!

- NO CHAIN!
- THREE DOUBLE BEDROOMS
- INTEGRAL GARAGE
- OFF ROAD PARKING
- SOUTH EAST FACING REAR GARDEN
- SOUGHT AFTER LOCATION

ENTRANCE A uPVC double glazed front door opening into a welcoming inner porch way with uPVC double glazed windows to the side, overhead lighting and a further door opening into:-

LOUNGE - 5.33m x 3.25m (17'5" x 10'7") A wonderfully large and light filled living room with space for an abundance of furniture. A feature electric fireplace, tv and internet points, uPVC double glazed floor to ceiling windows overlooking the front gardens, a gas central heated radiator and French doors opening into:-

KITCHEN/DINER - 5.8m x 2.5m (19'0" x 8'2") A spacious kitchen/diner with a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit with mixer tap above. An electric double oven with grill integrated and a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, dryer and fridge freezer. Space for a 6 seater dining table, uPVC double glazed windows and a uPVC obscure double glazed door leading out to the rear gardens. Gas central heated radiator.

FIRST FLOOR

Address 'St. Mawes Drive, Paignton, TQ4 7NR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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BEDROOM ONE - 4.36m x 3.24m (14'3" x 10'7") A spectacularly large master bedroom to the front aspect of the property with space for a vast amount of furniture. uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.46m x 3.24m (11'4" x 10'7") A further generously sized double bedroom overlooking the sunny rear gardens. uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 3.43m x 2.45m (11'3" x 8'0") A brilliantly sized double third bedroom again to the front aspect of the home. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A sizeable family bathroom comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, extractor fan, uPVC obscure double glazed windows and a gas central heated radiator.

OUTSIDE A south east facing easy to maintain and enclosed rear garden boasting a patio area ideal for outdoor dining and an artificially lawned section also. Outside water tap, garden shed and gate access to the back.

PARKING Off road parking

GARAGE - 5.17m x 2.44m (16'11" x 8'0") Metal up and over door, overhead lighting, electrical points, fuse box and metres as well as a courtesy door leading into the house.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.