



Mimosa Way | Paignton | TQ4 7FE

Offers Over £215,000

A two bedroom built Bovis semi attached house in the favoured Whiterock location area, close to shops, schools etc. The property is in exceptional condition and should be viewed to be fully appreciated. There is no forward chain and outside are private gardens with two parking spaces. The accommodation comprises:-

- TWO BEDROOM END TERRACED
- EXCEPTIONAL CONDITION
- TWO PARKING SPACES
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM AND FAMILY BATHROOM
- LEVEL PLOT

ENTRANCE Stom porch with double glazed timber framed door to the entrance hall.

ENTRANCE HALL Smooth set ceiling. Ceiling light point. Radiator. Power points. Door to the cloak room and door to the main accommodation of the lounge and kitchen.

CLOAK ROOM Smooth set ceiling. Ceiling light point. Double glazed window to the front aspect. Contemporary low level WC with concealed cistern and push button flush. Pedestal hand basin with tiled splash backs. Radiator.

LOUNGE / KITCHEN

LOUNGE 13'10 x 13'2 Smooth set ceiling. Ceiling light point. Double glazed windows and double glazed double doors to the patio and garden. Staircase to first floor landing with tall storage cupboard under.

KITCHEN 11' x 10'
Smooth set ceiling. Inset ceiling spot lights. Double glazed window to the front aspect. Range of contemporary wall and base units with roll edge work surfaces over. Inset four ring hob with hood over and built in oven and grill. Inset single bowl sink drainer unit with mixer tap over. Integrated fridge/freezer and washing machine. Wood effect flooring.

Address 'Mimosa Way, Paignton, TQ4 7FE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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FIRST FLOOR LANDING Smooth set ceiling. Power point. Doors to bedrooms and bathroom.

BEDROOM - 13'3 x 11'3 Smooth set ceiling. Double glazed window to the front aspect. Radiator. Television point. Two telephone points. Door to over stairs storage.

BEDROOM TWO - 13'3 x 9' Smooth set ceiling. Double glazed window to the rear aspect. Radiator.

BATHROOM Contemporary bathroom. Smooth set ceiling. Inset ceiling spotlights. Panel enclosed bath with central mixer tap over. Thermostat shower with splash screen door. Low level W.C with concealed cistern and push button flush. Wall mounted wash hand basin with mixer tap over. Tiled wall areas. Wall mounted heated ladder towel rail. Two shaver points.

GARDEN Paved patio leads from the lounge providing an ideal entertaining and relaxation area to a southerly aspect. Remainder is laid to lawn enclosed by timber fencing. Gate access leads to the parking spaces.

ALLOCATED PARKING To the rear of the property are two designated parking spaces.

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.