



St. Mawes Drive | Paignton | TQ4 7NR

A well presented four bedroom family home located within the highly desirable location of Broadsands Park, Paignton. The property comprises of a welcoming entrance porch, a large lounge/diner, kitchen, a useful downstairs cloakroom, four bedrooms, a modern family bathroom, south facing gardens, off road parking and an integral garage. The home is perfectly situated within easy reach of local shops, doctors and pharmacies, an array of supermarkets, a variety of schools and south Devon College.

Offers Over £325,000

- OFF ROAD PARKING
- SOUGHT AFTER BROADSANDS PARK LOCATION
- SOUTH FACING GARDENS
- INTEGRAL GARAGE
- FOUR BEDROOMS
- MODERN BATHROOM



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner porch with overhead lighting, space for shoe storage, uPVC double glazed obscure window to the side and an oak door opening into:-

**LOUNGE/DINER** A bright and spacious open lounge/Diner perfect for entertaining, tv and internet points, a feature electric fireplace, double aspect uPVC double glazing with floor to ceiling windows to the front and sliding patio doors to the rear leading out to the gardens. Two gas central heated radiators.

**KITCHEN** A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric single oven with grill integrated and a four ring induction hob, space and plumbing for a washing machine and fridge. uPVC double glazed window.

**CLOAKROOM** A useful downstairs cloakroom boasting a low level flush WC and a wall mounted wash hand basin, uPVC obscure double glazed window.

## FIRST FLOOR

**BEDROOM ONE** A beautifully bright and large master bedroom to the front aspect of the property with space for an abundance of furniture. TV point, UPVC double glazed window and a gas central heated radiator.

**BEDROOM TWO** A second generously sized double bedroom again to the front aspect of the property offering ample space. uPVC double glazed window and a gas central heating radiator.



**BEDROOM THREE** A sizeable third double bedroom overlooking the rear gardens with an open outlook across to Hillhead and the countryside. uPVC double glazed window and central heated radiator.

**BEDROOM FOUR** A fourth greatly sized bedroom again to the rear aspect of the property with beautiful countryside views. The fourth bedroom would make an ideal bedroom/office/study etc. Double glazed aluminium frame window and a gas central heating radiator.

**BATHROOM** A spacious and modern family bathroom comprising of a low-level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachment above and a protective glass shower screen. Two uPVC obscure double glazed windows and a chrome heated towel rail.

**OUTSIDE** A sun soaked south facing rear garden that has been thoughtfully designed for both ease of maintenance and style. The garden offers a sizable patio area perfect for outdoor dining and entertaining as well as a further lawned section. A flower bed border, a selection of mature plants and shrubs.

**PARKING** Off road parking leading up to the garage.

**INTEGRAL GARAGE** - 5.41m x 2.41m (17'9" x 7'11")  
An integral garage with a metal up and over door, lighting and electrical points and a courtesy door leading into the house.

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

**Tenure** 'Freehold'

**Council Tax Band** 'C'

**EPC Rating** '65 | D'

## Contact Details

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