



25 Mulberry Close
Paignton
£1,350 Per month

Freeborns
ESTATE AGENTS

An ideally located 3 bedroom house with garden and parking, set into a corner position of a quiet cul-de-sac.



25 Mulberry Close, Paignton, Devon, TQ3 3GB

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

ENTRANCE HALL

Radiator, window to side.

CLOAKROOM / WC

Low level WC, wash hand basin, radiator, obscured window.

LOUNGE

Understairs storage cupboard, radiator, window to front.

Archway to:-

DINING ROOM

Radiator, sliding patio doors to rear.

KITCHEN

Modern high gloss base and eye level units with granite effect worktop over, stainless steel sink and drainer with mixer tap, electric integrated oven with gas hob and extractor over, space and plumbing for dishwasher and washing machine, space for undercounter fridge and freezer, gas boiler providing domestic hot water and central heating, window to side and rear, door to rear patio.

Stairs rise to:-

1ST FLOOR

LANDING

Airing cupboard and loft access.

BATHROOM

3 piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Radiator, extractor fan, obscured window to rear.

BEDROOM 1

Fitted wardrobe with mirrored fronts, radiator, window to front.

BEDROOM 2

Radiator, window to rear.

BEDROOM 3

Overstairs storage cupboard, radiator, window to front.

OUTSIDE

The property is approached via a tarmac driveway and has a large storage shed/garage.

To the side is a large patio area, lawned garden and additional storage shed.

PLEASE NOTE

NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY.
References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

Pets by consideration.

COUNCIL TAX BAND C

Amount payable approximately £1810 per annum.

EPC RATING - D

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area
1033 sq ft - 96 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2022.



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