



WOODS
DISTINCTIVE HOMES

38 Mimosa Way Paignton TQ4 7FE

£575,000

A superb 5 bedroom executive style detached house, offering spacious accommodation and benefiting from a garage, driveway parking and an enclosed garden. Situated in a quiet tucked away position at the end of a cul-de-sac

- Modern living accommodation
- Bright and Well Presented Throughout
- Entrance hall with cloakroom/WC
- Open plan kitchen, Diner and Family Area with French door to the Garden
- Separate Lounge with Large Bay Window
- Ground floor Utility Room and Study
- Master Bedroom with En-Suite Shower Room with Built in Wardrobes
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms and Family Bathroom
- Enclose Garden, Garage and Parking

Woods Bryce Baker, 329 Torquay Road, Paignton,
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This modern and well-presented detached house is perfect for modern family living with plenty of space for everyone.

The property comprises of an entrance, cloakroom with WC, Lounge, separate dining room, open plan kitchen diner and family room, 5 bedrooms, 2 en-suites and family bathroom there is plenty of space for everyone. Outside, there is an enclosed garden, single garage and driveway parking for 3 vehicles.

The bright entrance hall includes a cloakroom/WC for added convenience. The open plan kitchen, diner, and family area is clearly divided to provide space for cooking, dining, entertaining and relaxing. French doors that lead to the garden, creating a seamless indoor-outdoor living experience. The kitchen has a good range of white high gloss cabinets with built in appliances and cooking facilities.

The separate lounge boasts a large bay window, flooding the room with natural light.

Additional ground floor amenities include a utility room providing additional storage with a door providing access to the front and rear.

There is a separate study, perfect for those who work from home or looking for another bedroom.

The master bedroom is a good size and includes an en-suite shower room with built-in wardrobes, providing ample storage space.

There is also a guest bedroom with a further en-suite shower room, ideal for visiting family or friends.

There are three further bedrooms and a family bathroom which complete the internal accommodation on offer.

Outside, the property benefits from an enclosed garden, principally laid to perfect for outdoor entertaining or children to play in.





In addition, there is a garage and driveway parking provide ample space for multiple vehicles.

Situated in a quiet cul-de-sac, this executive-style detached house offers a peaceful and private setting. Don't miss the opportunity to make this your dream home.

The town offers a range of amenities, including shops, restaurants, and excellent transport links, making it an ideal location for families and professionals alike.

GENERAL INFORMATION

Tenure: Freehold

Council: Torbay Council

Council Tax Band E for the period 01/04/2023 to 31/03/2024 financial year is £2,606.68

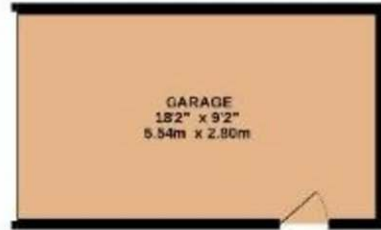






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	84	92
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	G		
Not energy efficient - higher running costs			

GROUND FLOOR



1ST FLOOR



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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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