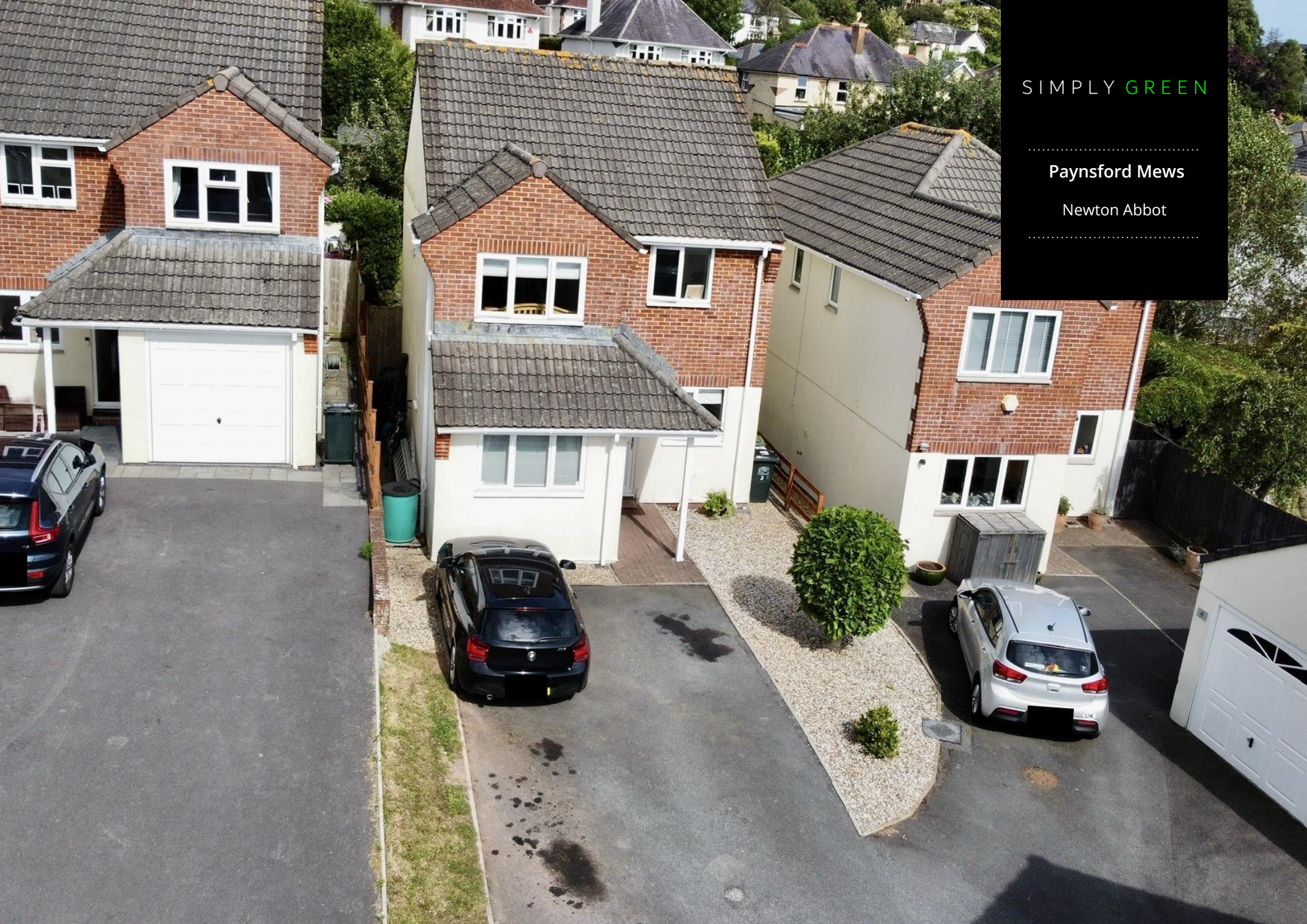


SIMPLY GREEN

Paynsford Mews

Newton Abbot



## FOUR BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆4 BEDROOMS
- ◆OFF ROAD PARKING
- ◆WELL MAINTAINED REAR GARDENS
- ◆MODERN KITCHEN SUITE
- ◆GROUND FLOOR WC
- ◆UTILITY ROOM
- ◆LOUNGE & DINING ROOM
- ◆FAMILY BATHROOM SUITE
- ◆TENURE - FREEHOLD

This charming 4-bedroom detached house in Paynsford Mews, Newton Abbot, is nestled in a sought-after area close to local amenities. The property offers off-road parking and beautifully maintained gardens. Inside, the ground floor features a modern kitchen, a dining room, a convenient WC, and a utility room. The spacious lounge, with French doors opening to the rear garden, provides an ideal space for relaxation and entertaining. With four bedrooms and a family bathroom suite, perfect for families seeking a comfortable home in a desirable location.



## Accommodation

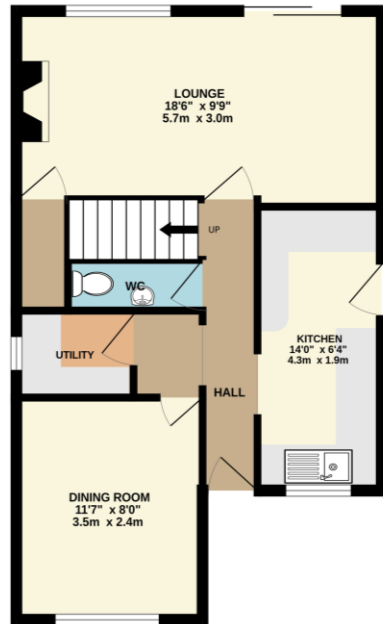
UPVC door with double glazed panels, opening into entrance hallway with laminate flooring throughout, with telephone and power points, central heating radiator and thermostat, stairs rising to first floor and doors to all rooms. Modern kitchen suite comprises a range of soft close wall and base units, with work surfaces and metro tiled splashbacks. Inset ceramic sink with mixer tap, with double glazed window over. Cupboard housing boiler. Integrated single oven and gas hob, with extractor fan over. Further breakfast bar area and a UPVC door giving access to the side. Dining Room with UPVC double glazed window to the front, central heating radiator and power points. Utility Room with space and plumbing for white goods, work surfaces and tiled splashbacks, UPVC obscured window to the side and security system panel. Ground Floor WC with a low level WC, wash basin with splashback and extractor fan. The bright and airy lounge boasts UPVC double glazed window and sliding doors to the rear, with central heating radiator and a range of power and media points, with gas fireplace and under stair storage cupboard.

## First Floor Accommodation

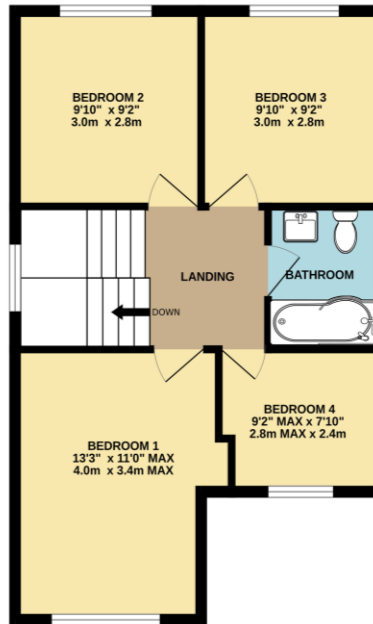
Stairs rising to landing, with UPVC double glazed window to the side, access to the loft, power points and smoke alarm, doors to all rooms. Bedroom One with UPVC double glazed window to the front, central heating radiator and a range of power and media points. Bedroom Two also boasts UPVC double glazing, to the rear. With central heating radiator, power and media points. Bedrooms Three and Four offer double glazing, central heating and power points and are currently utilised as home office spaces. Finished with a family bathrooms suite, with obscured double glazed window to the side and a white three piece suite comprising a low level WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap and shower over, with glass panel. Central heating towel radiator, extractor fan, inset spotlights and tiled walls, with herringbone linoleum flooring.



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

With off road parking to the front, level access to storm porch as well as side access to the rear. The rear gardens offer a decked seating area, with outside power points and tap. Patio steps lead to a level lawned area with a range of mature shrubs, bushes and fruit trees. With timber storage shed, side access & storage.

**EPC: D**

**COUNCIL TAX BAND: D**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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