

Mimosa Way, Paignton, TQ4 7FE



A beautifully presented and immaculate **FAMILY SIZE HOUSE** located close to amenities, primary and upper schools and local supermarkets. Paignton town centre is approximately 1.5 miles distant with its array of shops, pretty harbour, sea front and beach. Broadsands Beach and the coastal footpath is also equi- distant. There is good access to the Torbay ring Road and surrounding areas.

This super house offers three generous bedrooms, one of which has an en suite shower room/w.c. and family bathroom on the first floor, the living space on the ground floor has a fully fitted kitchen with integral appliances and a lovely living/dining room which enjoys an outlook over the sunny south facing garden. There is also a cloakroom/w.c. off the entrance hallway.

Outside as mentioned are pretty, well stocked gardens and a large garage to the rear with driveway parking for two vehicles. Internal viewing is highly recommended.

£270,000 Freehold

GROUND FLOOR

Composite entrance door opens to:

ENTRANCE HALL Staircase to first floor. Radiator.

CLOAKROOM/W.C. White pedestal wash basin and concealed flush W.C. Radiator. Obscured double glazed window.

LOUNGE/DINING ROOM 16' 6" x 15' 6" (5.03m x 4.72m)

A lovely room enjoying a view over the southerly facing rear garden. Double glazed French doors with windows to side opening to the rear garden. Under stairs cupboard. Three radiators. Opening to:

KITCHEN 9' 4" x 8' 0" (2.84m x 2.44m)

Fully fitted modern kitchen comprising range of wall and base cupboards. Wood effect working surfaces with inset one and a half bowl stainless steel sink and drainer. Attractively tiled surrounds. Integral Fridge/Freezer, Dishwasher and Washing machine. Built in 'eye level' electric oven/grill and four burner gas hob with cooker hood over. Double glazed window to front aspect.

FIRST FLOOR

BEDROOM 1 12' 10" reducing x 10' 3" (3.91m x 3.12m) max.

Double glazed window to front. Large built in double width wardrobe with shelving and hanging rails. T.V. and Telephone points. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising double size shower enclosure with fitted shower. Half pedestal wash basin and concealed flush W.C. with display shelf above. Part tiled walls. Extractor fan. Radiator. Obscured double glazed window.

BEDROOM 2 10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to rear aspect. Radiator. T.V. and Telephone points.

BEDROOM 3 10' 4" x 6' 4" (3.15m x 1.93m)

Double glazed window to rear aspect. T.V and Telephone points.

FAMILY BATHROOM/W.C.

Comprising white suite of panelled bath with central tap, fitted shower over and shower screen to side. Half pedestal wash basin and concealed flush W.C. Contemporary tiling. Fitted mirror and display shelf. Extractor fan. Heated towel rail.

OUTSIDE

FRONT

Pathway and steps leading from Wilkins Drive to the front door with lawned area, mature shrubs and lavender bushes.

REAR GARDEN A very pretty southerly facing rear garden which has been designed and created by the present owner. There is a patio area adjacent to the house and a lawn with well stocked flowerbeds. A further landscaped feature has wood sleepers and slate chippings at the top of the garden.

GARAGE 21' 0" x 10' 4" (6.40m x 3.15m)

Located at the rear of the house. A large garage with up and over door with full height ceiling and roof window.

PARKING SPACES There are two parking spaces in front of the garage which is located at the rear of the house.

ELBERRY GARDENS MAINTENANCE AGREEMENT

A maintenance agreement is in place to cover some gardening works on the perimeter of the estate and also includes cleaning and tidying of pavements weed control etc. This is charged to the owners at £319.08p yearly.

ENERGY RATING B

COUNCIL TAX BAND C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LAYOUT GUIDE ONLY – NOT TO SCALE

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