







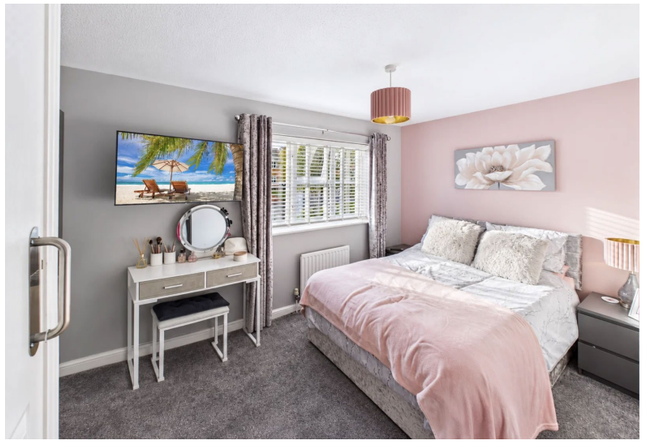
Taylors
sales & lettings

GUIDE PRICE £240,000 - £260,000

Mulberry Close,
Paignton, TQ3 3GB

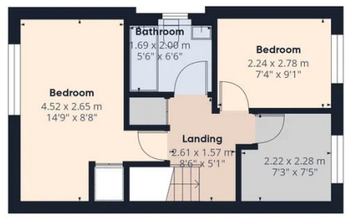
A well presented three bedrooms semi detached family home located within a quiet cul-de-sac. The property comprises of an inner entryway leading through to a spacious living room, through to dining room and kitchen, on the first floor are three bedrooms as well as a family bathroom and externally, the property benefits from Sunny rear Gardens, off road parking and a single garage. The house is ideally situated with an easy reach of bus links, the Ring Road, an array of supermarkets and schools. The property is being offered for sale with no onward chain!

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ENTRANCE A uPVC double glazed front door opens into a welcoming entranceway, with stairs rising to the first floor and a door leading through to the ground floor accommodation. The entrance hall also benefits from overhead lighting and a gas central heating radiator.

LIVING ROOM A bright and spacious living room positioned to the front aspect of the property, offering ample space for a range of furnishings. Features include a uPVC double glazed window to the front, a TV point and a gas central heating radiator. A large archway creates a natural flow through to the adjoining dining area.

DINING AREA A generously sized dining area situated between the living room and kitchen, creating a sociable space ideal for modern family living and entertaining. There is ample room for a large dining table, along with a gas central heating radiator and double glazed sliding patio doors providing direct access to the rear garden.

KITCHEN A spacious kitchen fitted with a range of wall, base and drawer units, complemented by work surfaces and a tiled splashback. Features include a stainless steel sink and drainer, an electric single oven with grill, a gas hob with extractor hood above, and space for a washing machine and an additional under counter appliance. A wall mounted Glow worm boiler, uPVC double glazed window overlooking the rear garden and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generously sized principal bedroom positioned to the front aspect of the property, offering ample space for bedroom furnishings. The room also benefits from a built in storage cupboard, a uPVC double glazed window and a gas central heating radiator.

BEDROOM TWO A well proportioned second bedroom overlooking the rear garden. Features include a uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A versatile single bedroom, ideal for use as a child’s bedroom, home office or study. The room benefits from a uPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM The family bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower attachment above and a protective bifold glass shower screen. Additional features include tiled walls, a mirrored medicine cabinet, an obscure uPVC double glazed window and a gas central heating radiator.

OUTSIDE

REAR GARDEN The sunny rear garden offers a combination of pebble stoned areas and a generous lawn, providing space for outdoor relaxation and entertaining. A further pebble stoned section is situated towards the rear of the garden. The garden also benefits from an outside water tap and access to the garage.

GARAGE A single garage fitted with a metal up and over door, electrical points and a convenient courtesy door providing direct access to the rear garden.

FRONT To the front of the property, there is off road parking.

Address ‘Mulberry Close, Paignton, TQ3 3GB’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ’72 | C’