

Property details approval form

41 Mimosa Way, Paignton, Devon, England, TQ4 7FE

Date: 14 September 2026

Property Ref and Version: PGN313817 - 0004

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£215,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > TWO DOUBLE BEDROOMS
- > WHITEROCK LOCATION
- > REAR GARDENS
- > PARKING
- > CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

○ Short Description

Well-maintained accommodation throughout, stylish modern fittings, enclosed sunny gardens, allocated parking, and an excellent location, this attractive end of terrace home represents a fantastic opportunity to acquire a property that is ready to move straight into. Early viewing is highly recommend

○ Long Description

This beautifully presented two bedroom end of terrace home is situated within the highly sought-after Presidential Area of Whiterock, Paignton, offering a perfect combination of modern living, convenience, and low-maintenance outdoor space. Ideal for first-time buyers, young families, downsizers, or investors alike, the property enjoys a popular residential location close to a wide range of local amenities, excellent transport links, highly regarded schools, and South Devon College.

○ Directions

○ Agents Note

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○ Room Description

On Approach

You have parking

On Entrance & Cloakroom

Upon entering the property, a contemporary composite double glazed front door opens into a welcoming entrance hallway, creating an immediate sense of warmth and practicality. The hallway provides access to the ground floor accommodation as well as a useful cloakroom, making it ideal for both residents and visiting guests. The cloakroom is fitted with a low-level WC and pedestal wash hand basin, complemented by an obscure double glazed window that allows natural light while maintaining privacy.

Open Plan Lounge/Kitchen/Diner

The true heart of this home is the impressive open plan lounge, kitchen and dining area. Designed with modern lifestyles in mind, this spacious and versatile room provides a fantastic setting for everyday family life as well as entertaining friends and relatives. The kitchen is fitted with a comprehensive range of matching wall, base and drawer units with ample work surface space above, creating a stylish and functional cooking environment. Integrated appliances include an electric oven with grill, a gas hob with extractor hood over, washing machine, and fridge freezer, ensuring the space remains sleek and uncluttered. A stainless steel sink and drainer unit sits beneath a front-facing window, allowing plenty of natural light to flow through the kitchen area, while a concealed cupboard houses the gas central heating boiler.

The living and dining area enjoys a generous footprint, offering ample room for a variety of seating and dining arrangements. Whether relaxing after a long day, enjoying family meals, or hosting guests, the flexibility of this space is sure to appeal. Additional benefits include television and internet connections, a deep fitted storage cupboard, and French doors that open directly onto the rear garden. These doors create a seamless connection between indoor and outdoor living, particularly during the warmer months.

Upstairs

Doors off to Principle rooms

Bedrooms

Stairs rise from the living area to the first floor landing, where two excellent double bedrooms and the family shower room can be found.

Bedroom one is a particularly spacious principal bedroom positioned at the rear of the property. Overlooking the attractive garden, the room provides a peaceful retreat and offers generous space for a range of bedroom furniture. Large windows allow natural light to flood the room, creating a bright and airy atmosphere throughout.

Bedroom two is another well-proportioned double room and is similar in size to the principal bedroom, making it ideal as a guest room, children's bedroom, home office, or hobby room. The room further benefits from a fitted storage cupboard, helping to maximise space and practicality.

Bathroom

Completing the first floor accommodation is a modern and stylish shower room. Finished to an excellent standard, the room features a low-level WC, wall-mounted wash hand basin, and a spacious walk-in double shower. Contemporary tiling and aqua panelling create a clean and sophisticated finish, while a heated towel rail and extractor fan provide additional comfort and convenience.

Outside

Outside, the property continues to impress with its thoughtfully landscaped rear garden. Designed with ease of maintenance firmly in mind, the garden is predominantly laid to attractive patio, creating a wonderful space for outdoor relaxation and entertaining. A raised sun deck provides the perfect setting for al fresco dining, summer barbecues, or simply enjoying the sunshine throughout the day. The enclosed garden also benefits from gated access and a useful timber-built shed, providing valuable external storage space.

To the front of the property there is the added advantage of allocated off-road parking, ensuring convenient and stress-free parking for homeowners and visitors alike.

Location

The location is another significant feature of this wonderful home. Whiterock remains one of Paignton's most popular residential

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developments, appealing to a broad range of buyers due to its excellent accessibility and family-friendly environment. A variety of everyday amenities are within easy reach, including supermarkets, convenience stores, healthcare facilities, and leisure amenities. The property is also well positioned for both primary and secondary schools, making it an excellent choice for families. South Devon College is nearby, while regular bus services and convenient road links provide easy access to Paignton town centre, neighbouring towns, and the wider South Devon area.

Agent's Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

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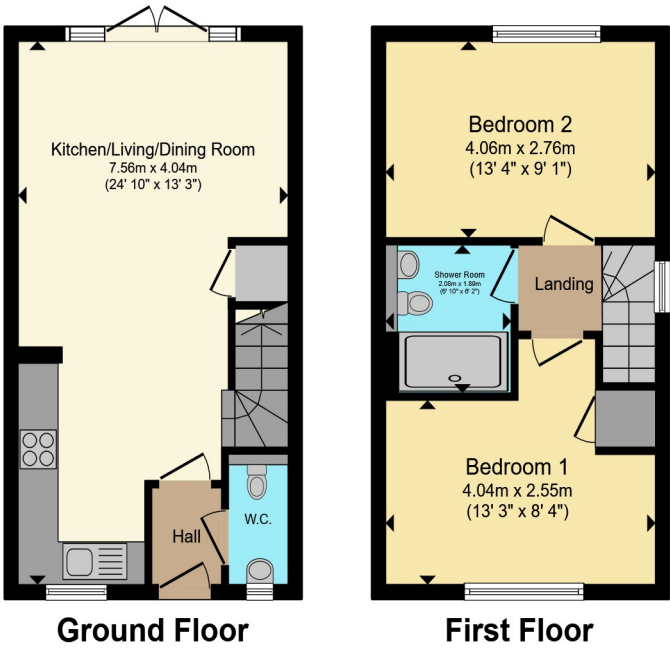
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Floor Plan



Total floor area 61.9 m² (667 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Lynsey Mitchell		
Sophie McGarrity Move With Us		