



# 12 Mena Park Close

Paignton, Devon, TQ4 7TA



# 12 Mena Park Close

Paignton, Devon, TQ4 7TA

**Semi Detached Two Bed Property in Need of Updating  
Quiet, Popular Residential Area, Close to Local Amenities  
Lounge/Diner, Kitchen & Bathroom  
Driveway, Garage & Good Size Rear Garden  
Offered For Sale with No Onward Chain**

## LOCATION

The property is located within a quiet cul-de-sac lying between Paignton & Brixham just off the A3022 Brixham Road which connects with the A380 providing access to Newton Abbot (approximately 10 miles distant), Exeter and the M5 motorway network beyond (approximately 25 miles distant).

The area is well served with nearby primary & secondary schools as well as the university status South Devon College. There is a Dr's surgery and a range of supermarkets, petrol stations and other retail outlets close by.

## DESCRIPTION

12 Mena Park Close was built in the 60's with accommodation consisting of entrance porch, living room/diner, kitchen, two bedrooms and bathroom. The property is fitted with uPVC windows and doors.

The rear garden is laid to lawn and there is driveway parking for one car leading to the garage. The property is in need of some modernisation but once done would make a lovely home, rental property or for those looking to downsize.

Ref No: 5447

£195,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 12 Mena Park Close

Paignton, Devon, TQ4 7TA

The property comprises:-

uPVC door opening to small entrance lobby. Glazed door to:-

## GROUND FLOOR

### LIVING/DINING ROOM

12' 11" x 17' 8" (3.94m x 5.39m)

Window to the front. Gas Fire. Stairs rising to first floor.

### KITCHEN

13' 0" x 9' 1" (3.95m x 2.77m)

Base & wall mounted units, cooker point, stainless steel sink unit with drainer. Window overlooking the rear garden. Door to garden, access to garage.

## FIRST FLOOR

### BEDROOM 1

9' 1" x 13' 0" (2.78m x 3.96m)

With front aspect.

### BEDROOM 2

8' 11" x 13' 0" (2.71m x 3.96m)

Overlooking the rear garden. Cupboard storing emersion tank.

### FAMILY BATHROOM

WC, wash hand basin, bath with shower over.

## OUTSIDE

### GARAGE

16' 9" x 8' 6" (5.10m x 2.59m)

Concrete driveway.

### GARDEN

To the rear is laid to lawn with a paved pathway.

## GENERAL INFORMATION

### TENURE

Freehold.

### SERVICES

The property is connected to all mains services.

### COUNCIL TAX BAND C

### EPC RATING E

### VIEWING

Viewing is highly recommended and can be arranged by appointment with the Sole Agents, Bettsworths. Tel. 01803212021.

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)





# 12 Mena Park Close

Paignton, Devon, TQ4 7TA



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 12 Mena Park Close

Paignton, Devon, TQ4 7TA



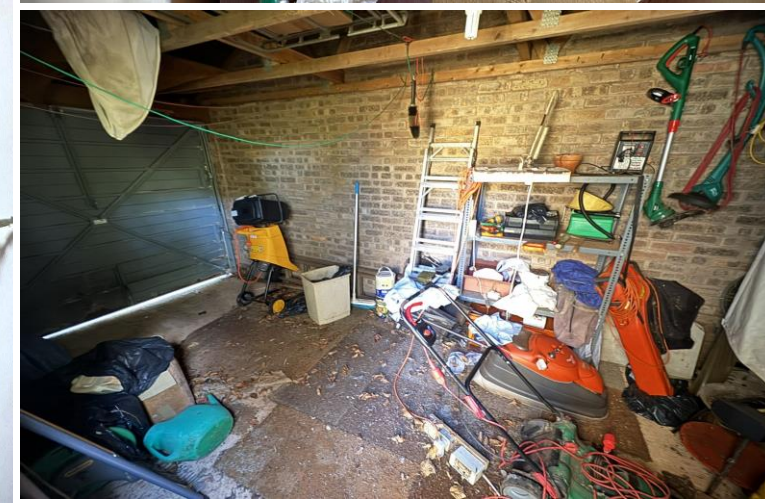
Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 12 Mena Park Close

Paignton, Devon, TQ4 7TA



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 12 Mena Park Close

Paignton, Devon, TQ4 7TA



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



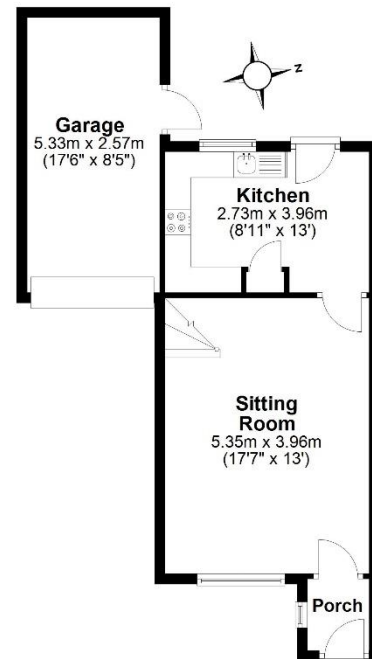


# 12 Mena Park Close

Paignton, Devon, TQ4 7TA

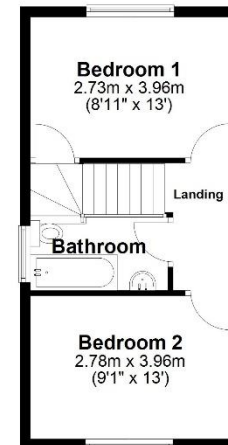
## Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

