



Guide Price £300,000 - £315,000

St. Mawes Drive,  
Paignton, TQ4 7NR

A well presented three bedroom semi detached family home located in the highly desirable location of Broadsands park, Paignton. The property comprises of a welcoming entryway, a large living room, modern kitchen/diner, a spacious conservatory, three bedrooms, a family bathroom, sunny rear gardens, garage and off road parking. The home is perfectly situated within easy reach of both primary and secondary schools, South Devon college, an array of supermarkets, doctors and pharmacies, local shops, bus links and more.



**ENTRANCE** A uPVC double glazed front door opens into a bright and welcoming entrance hall featuring stairs rising to the first floor, a door to the main ground floor accommodation, overhead lighting and a gas central heated radiator.

**LIVING ROOM** A wonderfully spacious and light filled living room positioned to the front of the property. This inviting space offers ample room for furnishings, TV and internet points, an under stairs storage cupboard, impressive floor to ceiling uPVC double glazed window and a gas central heated radiator.

**KITCHEN / DINER** A stylish and contemporary kitchen/diner designed for both everyday living and entertaining. It features an extensive range of wall, base and drawer units complemented by roll edged work surfaces, a 1½ bowl stainless steel sink and drainer, and a modern tiled splashback. Integrated appliances include an electric oven with grill, four ring induction hob with extractor hood and a dishwasher. There is space and plumbing for a fridge freezer and ample room for a six seater dining table. uPVC double glazed windows and doors open into the conservatory, and a gas central heated radiator.

**CONSERVATORY** A generous conservatory offering views over the sun soaked rear garden ideal as an additional sitting room, hobby room or relaxation space. Featuring uPVC triple aspect double glazed windows, French doors opening to the garden and a gas central heated radiator. The conservatory roof is also glass insulating from the sun in summer and retaining heat in the winter.

## FIRST FLOOR

**BEDROOM ONE** A beautifully light and spacious master bedroom positioned to the front of the property, complete with uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** A generously sized second double bedroom enjoying a pleasant outlook over the rear garden, with uPVC double glazed windows and a gas central heated radiator.

**BEDROOM THREE** A well proportioned single bedroom featuring a built-in storage cupboard, uPVC double glazed window and gas central heated radiator, ideal as a child's room or office.



**BATHROOM** A well presented family bathroom comprising a low level flush WC, pedestal wash hand basin and a panelled bath with shower over and protective glass screen. Finished with tiled walls, an obscure uPVC double glazed window and a chrome heated towel rail.

**OUTSIDE** The level rear garden provides the perfect setting for outdoor living. A spacious patio area offers ample room for alfresco dining and entertaining, while the lawned section is bordered by mature shrubs and plants. Additional features include a timber built bar area, a further timber shed, an external water tap and direct access to the garage.

**GARAGE** Featuring an electric up and over door, space and plumbing for a washing machine and dryer, ample storage and a uPVC double glazed door leading to the rear garden.

**PARKING** Off road parking to the front of the property.

Address 'St. Mawes Drive, Paignton, TQ4 7NR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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