



Offers Over £350,000

Mimosa Way,
Paignton, TQ4 7FE

A well presented four bedroom detached family home located in the popular residential area of Whiterock, Paignton. The property comprises of a welcoming entrance hallway, a spacious living room, a modern kitchen, a useful downstairs cloakroom, four sizeable bedrooms with the master being en-suite, a further contemporary family bathroom, sun soaked rear gardens, off road parking and a garage. The property is ideally situated within easy reach of both primary and secondary schools, south Devon college, an array of supermarkets, bus links and more. The home is being offered for sale with no onward chain!



ENTRANCE HALLWAY A composite front door opens into welcoming entrance hall featuring tiled flooring, and a gas central heated radiator. There is a deep storage cupboard, while doors lead to the principal ground floor rooms and stairs rise to the first floor accommodation.

CLOAKROOM A useful downstairs cloakroom fitted with a pedestal wash hand basin, low level WC, uPVC double glazed obscure window, and a gas central heated radiator.

KITCHEN - 3.53m x 2.86m (11'6" x 9'4") A contemporary and well appointed kitchen fitted with a range of wall, base, and drawer units with roll edged work surfaces above. Integrated appliances include a fridge/freezer, washing machine, and dishwasher, alongside a single built in oven, four ring gas hob with extractor hood over, and a 1½ bowl stainless steel sink and drainer unit. Additional features include uPVC double glazed window and a gas central heated radiator.

LOUNGE - 5.34m x 5.07m (17'6" x 16'7") A spacious and light filled living room/diner overlooking the well manicured rear gardens, offering generous proportions. A uPVC double glazed window and French doors open onto the rear garden. The room benefits from a gas central heated radiator, TV point and useful storage cupboard housing the hot water tank.

FIRST FLOOR

BEDROOM ONE - 2.97m x 2.95m (9'8" x 9'8") A generous principal bedroom to the rear aspect of the property featuring a uPVC double glazed window, TV point, built in wardrobes and access to

EN-SUITE Stylishly fitted with a walk in double shower, low level WC, wall hung wash hand basin, partially tiled walls, and a white heated towel rail.

BEDROOM TWO - 3m x 2.53m (9'10" x 8'3") A second well sized double bedroom to the front aspect of the home with a uPVC double glazed window, a gas central heated radiator, and space for ample furniture.

BEDROOM THREE - 2.65m x 1.98m (8'8" x 6'5") A generously sized large single bedroom, this room benefits from a uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.31m x 2.03m (10'10" x 6'7") A versatile fourth bedroom that is currently being utilised as a walk in wardrobe and would also make for an ideal child's room, office or study as well. Built in wardrobes, uPVC double glazed window and a gas central heated radiator.

BATHROOM A modern family bathroom fitted with a contemporary white suite comprising a panelled bath unit with shower attachments above and glass screen, a wall hung wash hand basin, and a low level WC. Finished with modern tiled walls, an extractor fan and a white heated towel rail.

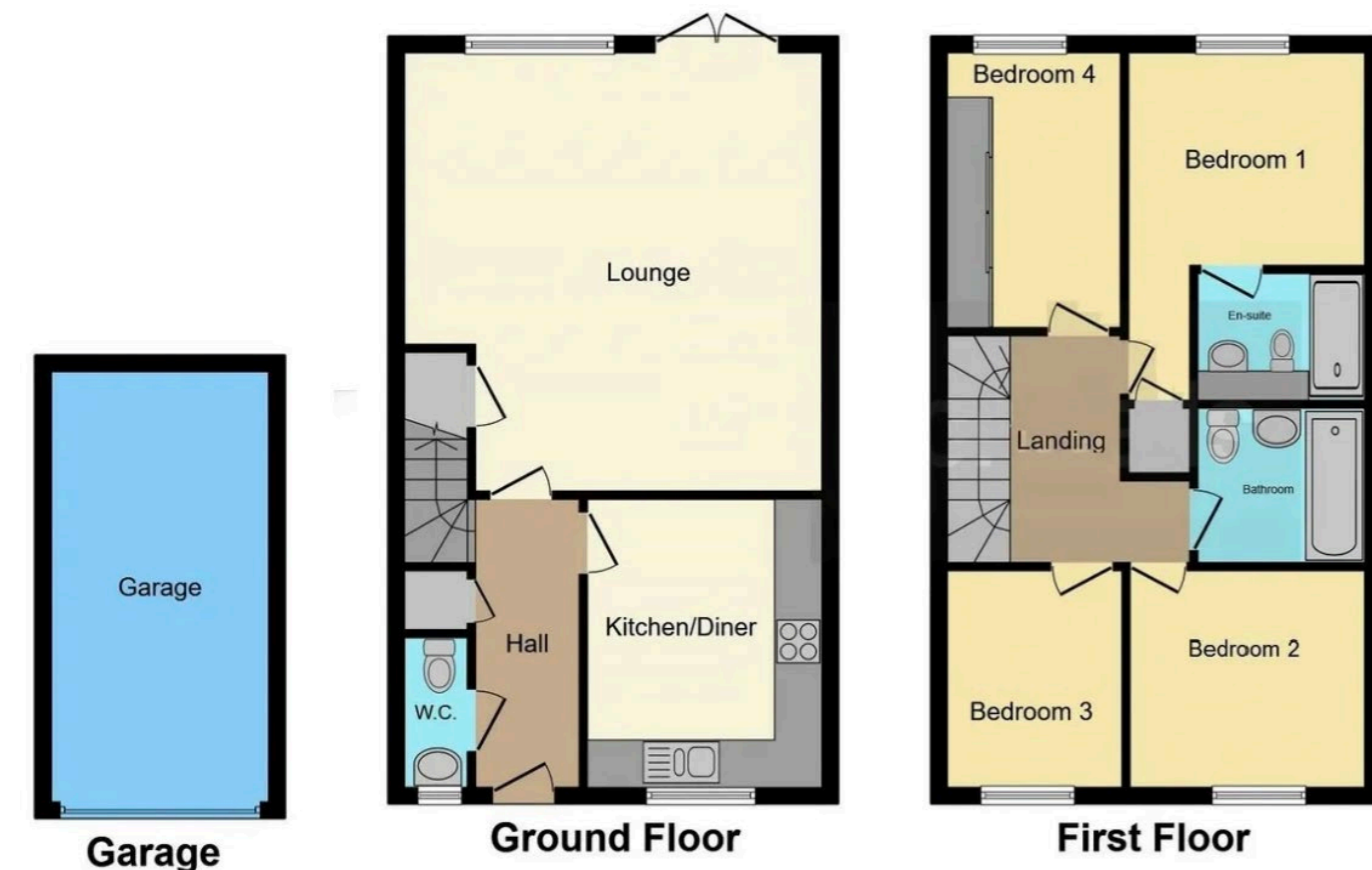
OUTSIDE

FRONT

A small and neatly presented garden area sits to the front. The property benefits from driveway parking for two vehicles, leading to:-

GARAGE An up and over metal door opens into the garage with power and lighting.

REAR GARDEN A beautifully arranged, south west facing rear garden featuring a patio area perfect for alfresco dining, and a well sized lawn. Additional highlights include flower beds with a variety of mature shrubs and plants, a timber built shed and greenhouse, along with external power and lighting.



Address 'Mimosa Way, Paignton, TQ4 7FE'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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