



## Mimosa Way, Paignton

£257,000 *Freehold*



An attractive and spacious double fronted semi detached home, built by Bovis Homes approximately 11 years ago. with excellent local facilities a short walk away including Aldi, veterinary surgery and a little further down the road is a large Sainsburys. There are excellent schools nearby with easy access to the coast and beaches just a few miles away. The property has the benefit of gas fired central heating and double-glazed windows and is on modern development of similar and mixed properties. The property is a good-sized family home and a viewing is thoroughly recommended.

### KEY FEATURES

- Entrance Hall. Cloakroom/Utility Room.
- Lounge. Kitchen/Dining Room.
- Principal Bedroom With En-Suite.
- Two Further Bedrooms. Family Bathroom.
- Garden. Garage. Parking.



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**DIRECTIONS:** From the Brixham Road at the traffic lights turn towards Aldi and at the roundabout turn left and continue onto Mimosa Way, the property is set down a foot path that fronts onto Brixham Road.

**THE ACCOMMODATION COMPRISES:**

Entrance door to:

**ENTRANCE HALL:** With radiator. Door to:

**CLOAKROOM/UTILITY ROOM:** With plumbing for automatic washing machine, low dual flush W.C., with concealed cistern. Pedestal wash hand basin, useful cupboard, extractor and ceiling light point.

**LOUNGE:** A good sized room with two radiators and a walk-in bay to front aspect, two windows to side, ceiling light point.

**FITTED KITCHEN/DINING ROOM:** An excellent range of white fronted wall and base cupboards with stainless steel 1 ½ sink and drainer with mixer tap. 'Hotpoint' double oven set into oven housing unit, integrated fridge and freezer, stainless steel four burner gas stove with stainless steel hood over. Work surfaces areas with upstand. Dining area with Walk-in bay with windows to front aspect, two radiators, window overlooking the garden, French doors leading onto the enclosed garden with garden gate for pedestrian access.

From the entrance hall stairs rise to:

**FIRST FLOOR LANDING:** With access to roof space and window to front aspect, radiator and ceiling light point.

**PRINCIPAL BEDROOM:** A good-sized room with walk-in box bay window with windows to front. Double built-in wardrobe, ceiling light point,

radiator. Door to:

**EN-SUITE SHOWER ROOM:** With large shower cubicle with thermostatic shower, low dual flush W.C. with concealed cistern, wash hand basin, obscured window to side. Heated towel rail and recessed ceiling spotlights.

**BEDROOM 2:** A good size with walk-in bay window and windows to front and windows to side. Ceiling light point, radiator.

**BEDROOM 3:** Radiator, windows to side, ceiling light point.

**FAMILY BATHROOM:** Three-piece suite in white comprising panelled bath with mixer tap and thermostatic shower over. Low dual flush W.C. with concealed cistern, wash hand basin, recessed ceiling spotlights, extractor and heated towel rail.

**OUTSIDE:** The property is set in an attractive development alongside a footpath. Attractive enclosed garden laid to lawn with gravelled areas and paved patio.

**POSTCODE:** TQ4 7FE

**EPC RATING:** C

**SERVICES:** All mains services are connected.

**Tenure:** Freehold

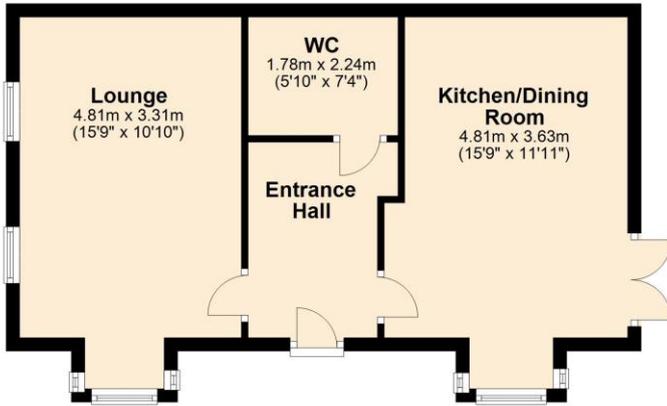
**Council Tax Band:** D

**EPC rating:** C



### Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



### First Floor

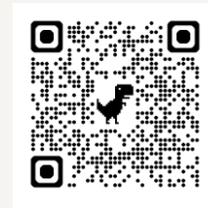
Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/DRT250111>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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