



## Mulberry Close | Paignton | TQ3 3GB

Asking Price Of £275,000

A spacious three bedroom semi detached house situated within a quiet cul-de-sac in Paignton. The property offers a welcoming entrance hallway, a spacious living room through to dining room, a kitchen, conservatory, a downstairs WC, three sizeable bedrooms, a loft room, family bathroom, off road parking and easy to maintain rear gardens. The property is positioned in a convenient spot and is within easy reach of supermarkets, schools, bus links, the ring road, doctors, Paignton town and more.

- OFF ROAD PARKING
- SUNNY REAR GARDENS
- THREE BEDROOMS AND A LOFT ROOM
- QUIET CUL-DE-SAC LOCATION
- DOWNSTAIRS WC

**ENTRANCE** A wooden double glazed front door opening into a bright and welcoming entrance hallway, doors leading to the adjoining rooms, stairs rising to the first floor, an integral door leading into the workshop, laminate flooring, overhead lighting and a gas central heated radiator.

**LIVING ROOM** - 4.3m x 3.75m (14'1" x 12'3") An incredibly spacious living room with space for an abundance of furniture. A feature electric log burning fireplace, tv and internet points, uPVC double glazed windows and a gas central heated radiator. Archway leading into:-

**DINING ROOM** - 3.53m x 2.35m (11'6" x 7'8") A sizeable family dining room with space for a 6 seater dining table, archway opening into the living room and door leading into the kitchen perfect for entertaining and hosting. uPVC double glazed sliding doors leading into the conservatory and a gas central heated radiator.

**KITCHEN** - 3.5m x 2.31m (11'5" x 7'6") A range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit with mixer tap above. Space and plumbing for a dishwasher, fridge and gas cooker. Complimentary tile backsplash, extractor fan, Viessmann boiler, uPVC double glazed windows and a wooden glazed door leading to the rear gardens.

**CLOAKROOM** A low level flush WC, a wall mounted wash hand basin, a fitted storage cupboard, uPVC obscure double glazed window and a gas central heated radiator.

**CONSERVATORY** Double aspect uPVC double glazing with windows to the side aspect and sliding patio doors out to the rear gardens. A great space as an additional living area.

**Address 'Mulberry Close, Paignton, TQ3 3GB'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating '68 | D'**

### Contact Details

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### FIRST FLOOR

**BEDROOM ONE** - 3.98m x 2.73m (13'0" x 8'11") A wonderfully spacious master bedroom to the front aspect of the property with ample space for furniture. uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.03m x 2.72m (9'11" x 8'11") A further generously sized bedroom overlooking the rear gardens. Built in mirror fronted wardrobes, uPVC double glazed window and a gas central heated radiator.

**BEDROOM THREE** - 2.29m x 1.96m (7'6" x 6'5") A single bedroom to the front aspect of the property. Built in wardrobe, uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A three piece suite boasting a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Complimentary tiled walls, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

### SECOND FLOOR

**LOFT ROOM** - 4.61m x 2.17m (15'1" x 7'1") A great sized loft room with electrical points, eaves storage, overhead lighting and a Velux window.

**OUTSIDE** A sunny and enclosed rear garden that boasts a sizeable patio area perfect for outdoor dining and entertaining, within the garden there is also a large lawned section and a gravel stoned area also. A variety of mature shrubs and plants and a water tap.

**PARKING** Off road parking for 2 vehicles.

**WORKSHOP** - 5.51m x 2.74m (18'0" x 8'11") A great sized workshop that was formerly the garage. uPVC double glazed doors leading to both the front and rear gardens. Space and plumbing for a washing machine and tumble dryer.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.