



Mariners Way, Paignton, TQ3 1RX

Guide Price: £260,000

Tenure: Freehold



Mariners Way, Paignton, TQ3 1RX

Modern semi detached house with three bedrooms, parking, garage and gardens enjoying good privacy

- Modern semi detached house with split level design
- Lounge with patio doors opening onto decking
- Modern kitchen/diner with integrated appliances
- Three bedrooms, two with woodland views
- Bathroom and ground floor cloakroom
- Good size garage and off road parking space
- Decked area of garden and further lawned area of garden
- Quiet cul de sac within popular residential location
- Gas fired central heating
- EPC rating - C. Council tax band - D



A modern family home with accommodation arranged over split levels. The property benefits from kitchen/breakfast room plus cloakroom at entrance level. Lovely lounge opening into the decking area of garden. Over the upper floors there are two double and one single bedroom plus bathroom.

Many appealing features including kitchen with fitted oven and hob, lounge opening onto decking and enjoying good degree of privacy. Three bedrooms plus modern bathroom and useful cloakroom at entrance level. The property also benefits from good sized single garage with pitched roof over and driveway parking. The gardens are arranged with good sized decked area and further area of garden currently laid to lawn. Gardens enjoy a good degree of privacy and are enclosed by fencing.



Located in a favoured residential area at the conclusion of a cul de sac. Paignton town centre is within two miles distance and offers a variety of shopping, cafes, bars and restaurants. Paignton is one of the three towns that make up Torbay, renowned for its mild climate and sandy beaches.



What3Words

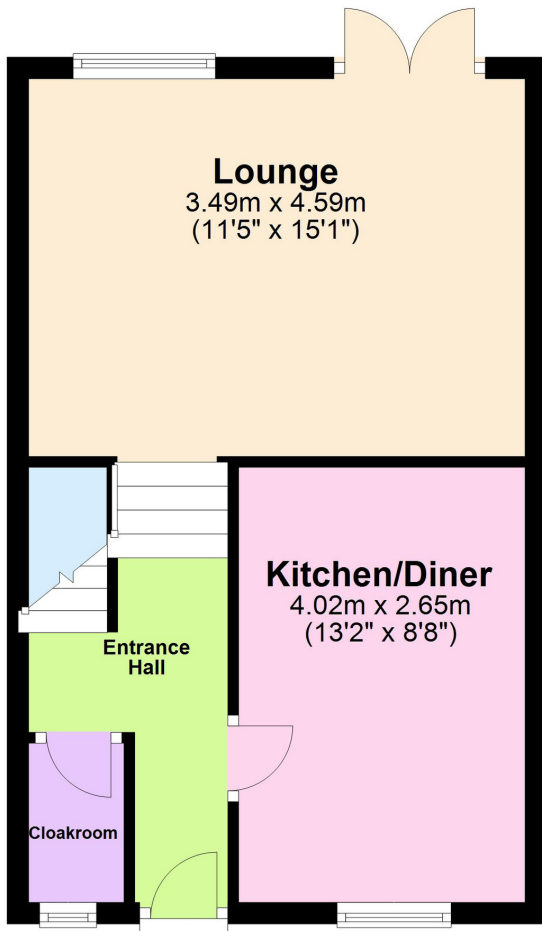
UPRN:

<https://w3w.co/froth.rear.b>

rass

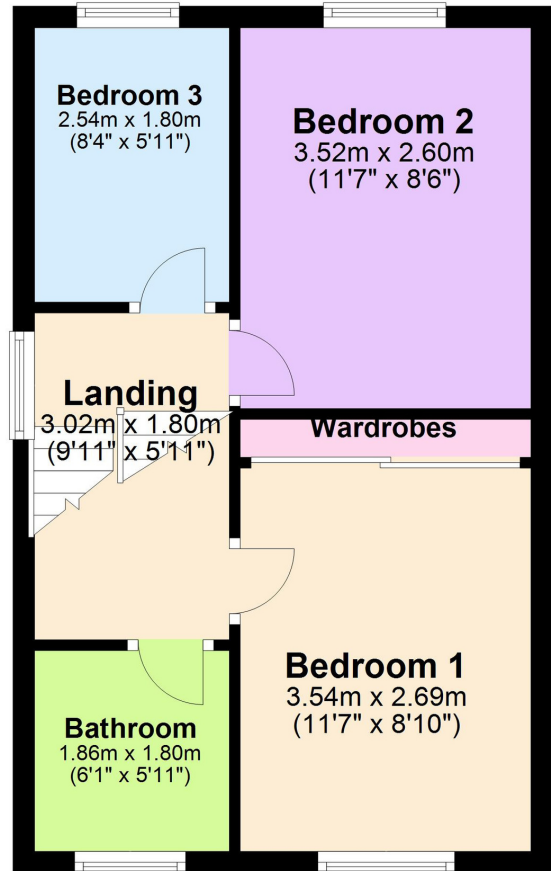
Ground Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

