

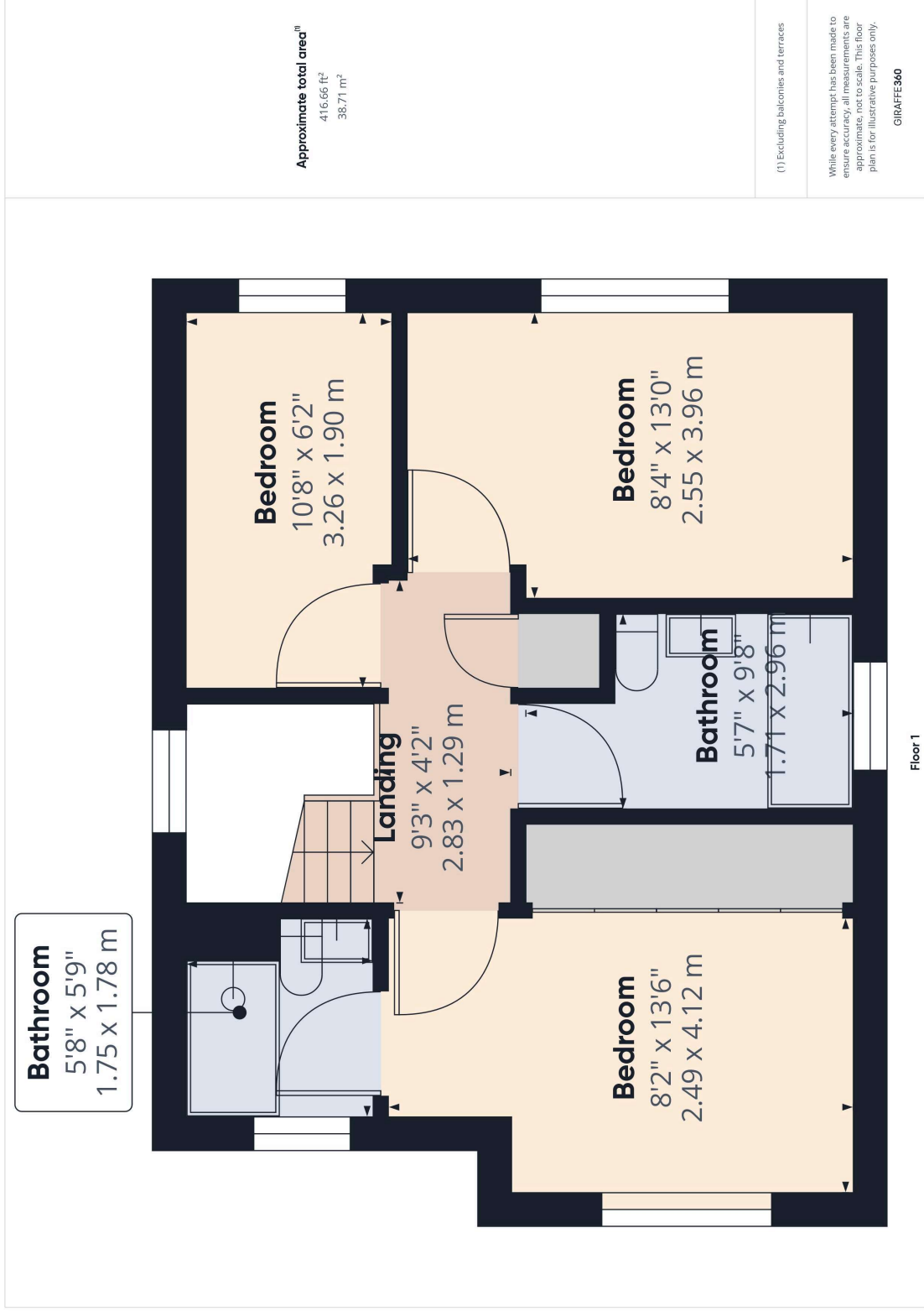
**Ridgewater**  
Local • Independent • Experts

**4 Bedroom Detached House for Sale in Mulberry Close,  
Paignton  
£365,000**

# FLOOR PLAN



# FLOOR PLAN



# FLOOR PLAN





# DESCRIPTION

This extended four bedroom house, is well presented and situated in a cul-de-sac location. Comprising open plan kitchen/diner, four bedrooms, modern kitchen and breakfast area, downstairs cloakroom. First floor three bedrooms and master having en-suite, and family bathroom. Outside there is front and rear gardens with off road parking.

**Porch** Double glazed front door giving access to the entrance porch. Double glazed windows to either side of the front door. Door to

**Lounge 9'6" x 18'9" (2.9m x 5.72m)** Double glazed window to the front. Two double glazed windows to the side. 2 Radiator.

**Dining Room / Study 8'0" x 9'1" (2.44m x 2.79m)** Radiator. bi-fold doors leading into the breakfast room/kitchen. The double sided fish tank could be easily removed to open the dining room back into the lounge

**Kitchen / Diner 10'11" x 7'7" + 8'10" x 19'7" (3.35m x 2.33m + 5.99m x 2.70m)** A modern fitted high gloss kitchen comprising of matching wall and base units with work surfaces. Stainless steel one and a half bowl drainer with mixer tap and tiled splash backs. Eye level integrated electric oven with inset stainless steel four ring gas hob and stainless steel extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a free standing fridge/freezer. Double glazed door to the side. Double glazed doors and windows to rear garden,

**Inner Hall** . Doors to reception rooms and cloakroom, stairs rising to first floor.

**Bedroom Four 8'1" x 16'4" (2.48m x 4.99m)** Double glazed window to the front. Radiator. Shower and sink.

**WC** Low level WC and wash hand basin. Double glazed window to the side

**Landing** Doors to:

**Bedroom One 13'6" x 8'2" plus built in wardrobes (4.12m x 2.49m)** Fitted wardrobes, Double glazed window to the front. Radiator. TV point. Door to:

**En-suite** Obscure glass double glazed window. Corner shower cubicle with additional jet sprays and sliding screen door. Pedestal wash hand basin with tiled

splash backs. Low level flush WC. Radiator.

**Bedroom Two 13'0" x 8'4" (3.96m x 2.55m)** Double glazed window to the rear. TV point. Radiator.

**Bedroom Three 6'2" x 10'8" (1.90m x 3.26m)** . Double glazed window to the rear. Radiator.

**Bathroom** Obscure glass double glazed window. Panelled bath with shower attachment and shower screen doors. Pedestal wash hand basin. Low level flush WC. Wall mounted heated towel rail. Part tiled walls.

**Outside** To the front there is a driveway allowing parking for two vehicles. Pathway leading up to entrance door and gravelled area. To the side there is a hard standing area proving additional off road parking and gate and path to rear garden. To the rear there is patio and decking with a lawned centre and various mature plants and shrubs. Enclosed rear garden with wood panelled fencing and trellis. Wooden storage shed to one side.

The property has solar panels on a rented roof scheme (not owned by the property) this provides the benefit of free electricity while the sun is shining! There is no cost involved in having the benefit of these.

Energy Performance Rating Band B

Council Tax Band CD (€2132.74-2023/4).

Consumer Protection from Unfair Trading Regulations 2008 The agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.



**PHOTOS**







**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Consumer Protection from Unfair Trading Regulations 2008** The agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.