







Luscombe Close | Paignton | TQ3 3GQ

A superb three bedroom semi detached house built in 2021 and presented in "as new condition". The property is located towards the end of this cul-de-sac and is within easy reach of Paignton town centre and seafront. To the ground floor is a lounge, kitchen/diner (with a range of built in appliances) plus a cloakroom/WC. The upstairs offers the three bedrooms with the master having built in wardrobes and a fantastic en-suite shower room. There are two parking spaces to the front and an enclosed rear garden with block built workshop. Viewing recommended.

Asking Price Of £250,000

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- EN-SUITE
- GARDENS & PARKING
- DOWNSTAIRS W/C

HALLWAY
Double glazed front door. Radiator. Cupboard housing the fuse box. Wood effect flooring.

DOWNSTAIRS W/C
A modern white suite comprising low level WC with dual flush. Pedestal wash hand basin with tiled splashback. Double glazed window. Radiator. Wood effect flooring.

LOUNGE - 4.3m x 3.7m (14'1" x 12'1")
A lovely bright lounge enjoying an open outlook. Double glazed window. Wood effect flooring. Radiator. Wall mounted TV point. Large walk in understairs cupboard. Door to:-

KITCHEN/DINER
A well appointed kitchen area fitted with a range of cream shaker style wall and base units with wood block effect work surfaces. Built in stainless steel gas hob with matching cooker hood over. Integrated Electrolux oven. 1 1/2 bowl single drainer composite sink unit in light grey. Integrated Zanussi fridge/freezer. Plumbing for washing machine. Ideal Logic gas boiler for central heating and hot water. Double glazed window. A generous sized dining area with radiator and double glazed French doors to rear garden. Wood effect flooring.

FIRST FLOOR LANDING
Loft hatch. Linen cupboard.

BEDROOM ONE - 3.6m x 2.9m (11'9" x 9'6")
A good sized master bedroom with a range of built in Gooding wardrobes to one wall. Double glazed window with open outlook. Radiator. Built in store cupboard. Door to:-

EN-SUITE
A white suite comprising shower enclosure with glass doors and mains shower unit. Pedestal wash hand basin. Low level WC with dual flush. Part tiled walls. Double glazed window. Radiator.

BEDROOM TWO - 2.8m x 2.3m (9'2" x 7'6")
Another double room with double glazed window and radiator.

BEDROOM THREE - 2.3m x 1.8m (7'6" x 5'10")
A good single room with double glazed window and radiator.

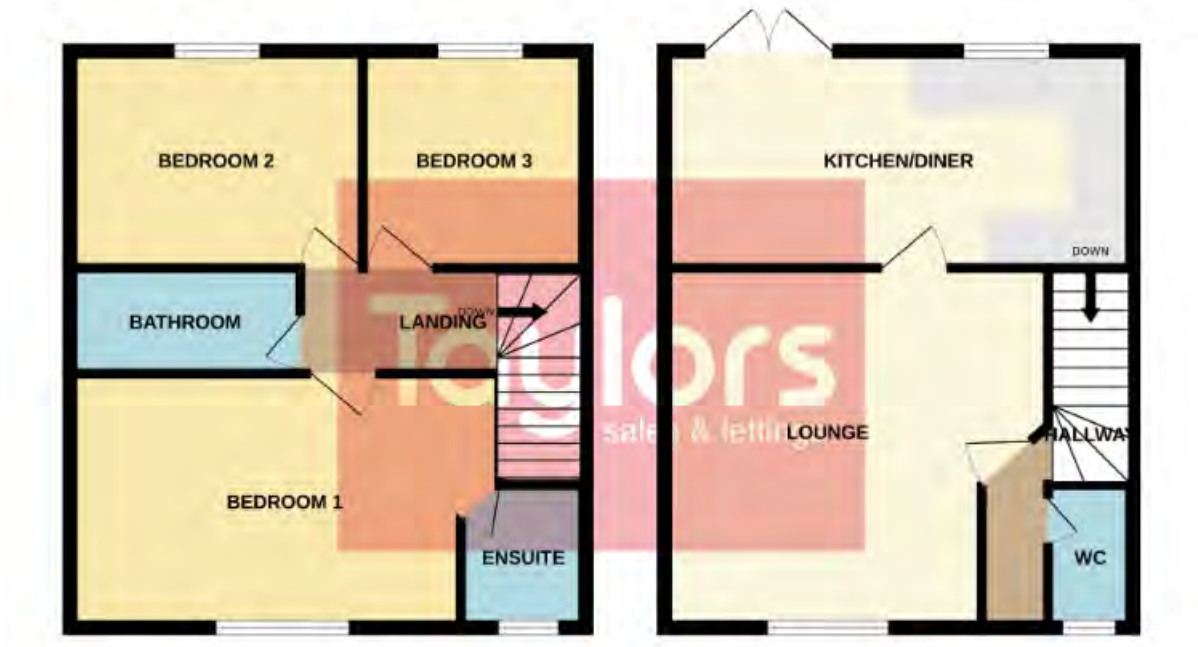
FRONT
Small garden frontage.

PARKING
Two spaces to the front of the property.

REAR
An enclosed garden being mainly level with an artificial grass area leading to a corner patio. There is a good degree of privacy and a sunny aspect to the garden. Side path and gate to the front. Cold tap.

TOOL STORE/WORKSHOP - 2.5m x 2.2m (8'2" x 7'2")
A block built workshop with double glazed door and window. Power and light.

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.



This floorplan is meant as a rough guide only and must not be relied on for purchasing the property.

Address	EPC	Tenure	Council Tax Band
Luscombe Close, Paignton, TQ3 3GQ	83 B	Freehold	C