



Luscombe Crescent | Paignton | TQ3 3TW

Guide Price £285,000 -  
£300,000

A three bedroom bungalow located within Paignton. The property is presented beautifully and boasts ample space with a welcoming hallway, a spacious living room, a modern kitchen opening into dining room, three double bedrooms, a master en-suite with a walk in wardrobe, a modern wet room and wrap around gardens. The property is situated in a convenient spot and is within easy reach of an array of supermarkets, schools, colleges, the ring road and much more.

- BEAUTIFULLY PRESENTED
- WRAP AROUND GARDENS
- THREE DOUBLE BEDROOMS
- WET ROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- OFF ROAD PARKING

A composite front door opening into a welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, storage cupboard and a gas central heated radiator.

**DINING ROOM - 4.39m x 3.28m (14'5" x 10'9")** A wonderfully bright and spacious dining room with space for a variety of 8/10 seater dining table, a feature electric fireplace, tv point and internet point, uPVC double glazed bay window and a gas central heating radiator. Archway leading into:-

**KITCHEN - 3.38m x 2.34m (11'1" x 7'8")** A modern kitchen with a range of overhead, base and drawer units with roll edged work surfaces above. A stainless steel sink and drainer unit, a range cooker with an 8 ring gas hob. Built in fridge freezer, complimentary tile backsplash and uPVC double glazed French doors leading out to the gardens.

**LIVING ROOM - 5.89m x 3.15m (19'4" x 10'4")** An incredibly bright and large living room with space for an abundance of furniture. Triple aspect double glazing and a uPVC double glazed sky lantern above. Tv point, door leading out to the sun deck and a gas central heated radiator.

**BEDROOM TWO - 3.25m x 3.28m (10'8" x 10'9")** A wonderfully sized second bedroom with ample space. uPVC double glazed window and a gas central heated radiator.



**BEDROOM THREE - 3.25m x 2.31m (10'8" x 7'7")** A further generously sized double bedroom to the rear aspect of the bungalow again on the ground floor. uPVC double glazed window and a gas central heated radiator. Worcester combination boiler.

**SHOWER ROOM** A low level flush WC, pedestal wash hand basin and a wet room with mains shower attachments. Complimentary tiled walls and flooring, uPVC obscure double glazed window and a gas central heated radiator.

## FIRST FLOOR

**BEDROOM ONE - 5.94m x 4.17m (19'6" x 13'8")** An incredibly large bedroom with space for a variety of furniture. Two Velux window, gas central heated radiator and an opening into:-

**EN-SUITE** A modern en-suite comprising of a low level flush WC, a vanity wash hand basin and a tile surrounded deep bath tub. Shaver points, fitted medicine cabinets and a chrome heated towel rail.

**WALK IN WARDROBE** A large and deep walk in wardrobe with built in rails, shelves and overhead storage space also.

**OUTSIDE** A wrap around enclosed rear garden designed for ease of maintenance with a sizeable patio area perfect for alfresco dining, a great sized sun deck and front lawned gardens. Off road parking.

Address 'Luscombe Crescent, Paignton,  
TQ3 3TW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '51 | E'

## Contact Details

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