



Lutyens Drive | Paignton | TQ3 3LA

Asking Price Of £425,000

A 4/5 bedroom detached house, situated in a convenient residential location with excellent ring road access. The property has been well maintained and is a particularly large home with both good sized bedrooms and reception rooms. Viewing is highly recommended.

- A 4/5 BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- CONSERVATORY TO REAR
- PRIVATE GARDENS
- EXCELLENT RING ROAD ACCESS

Double glazed front door to:-

HALLWAY Central heating radiator.

CLOAKROOM Low level WC, wash hand basin, uPVC double glazing and cloaks cupboard. Central heating radiator.

LOUNGE - 5.3m x 3.4m (17'4" x 11'1") Central heating radiator. uPVC bay window. Feature fireplace. Archway to:-

DINING ROOM - 3.5m x 3.2m (11'5" x 10'5") Central heating radiator. uPVC double glazed patio doors.

KITCHEN/BREAKFAST ROOM - 4.6m x 3m (15'1" x 9'10") Range of matching wall and base units with 1.5 bowl sink. Double oven. Gas hob, concealed dishwasher and extractor hood. uPVC double glazing. Central heating radiator. uPVC door to rear garden.

UTILITY ROOM uPVC double glazed window and door. Work tops with appliance space.

CONSERVATORY - 3.3m x 2.9m (10'9" x 9'6") uPVC double glazed conservatory with apex roof.

STUDY/BEDROOM FIVE - 2.7m x 2.6m (8'10" x 8'6") Central heating radiator. uPVC double glazing.

LANDING Access to insulated loft space. Central heating radiator. Airing cupboard.

Address 'Lutyens Drive, Paignton, TQ3 3LA'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '39 | F'

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BEDROOM ONE ENSUITE - 4.9m x 3.7m max (16'0" x 12'1") Central heating radiator. uPVC double glazing. Built in wardrobes.

ENSUITE Large shower cubicle. Vanity basin and low level WC. Part tiled. uPVC double glazing.

BEDROOM TWO - 4.2m x 2.8m (13'9" x 9'2") uPVC double glazing. Central heating radiator. Built in wardrobe. Lovely country and sea views.

BEDROOM THREE - 3.8m x 3m (12'5" x 9'10") uPVC double glazing. Central heating radiator. Views as bedroom two.

BEDROOM FOUR - 3.3m x 2.1m (10'9" x 6'10") Built in wardrobe. Central heating radiator. uPVC double glazing.

BATHROOM White suite comprising panelled bath with shower attachment. Vanity basin and low level WC. Part tiled and central heating radiator.

OUTSIDE Driveway with parking for four cars onto:-

DOUBLE GARAGE Parking for two cars. Power and lighting with one single electric up and over double door to rear.

REAR GARDEN Level nicely enclosed sunny gardens with summerhouse.

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.