



Lutyens Drive | Paignton | TQ3 3LU

Asking Price Of £220,000

A well presented two bedroom mid terraced home located on the popular heritage park development of Paignton. The property comprises of a large living room, a spacious kitchen/diner, a useful downstairs cloakroom, two double bedrooms with the master being en-suite, a further family bathroom, rear gardens and off road parking for 2 vehicles. The home is ideally situated within each reach of bus links, schools, supermarkets, the ring road and more. The property is being offered with no onward chain!

- NO CHAIN!
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- SUNNY REAR GARDENS
- DOWNSTAIRS CLOAKROOM



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner entryway with stairs rising to the first floor, a door leading through to the ground floor accommodation, overhead lighting and a gas central heated radiator.

**LOUNGE** - 4.38m x 3.12m (14'4" x 10'2") A bright and spacious living room to the front aspect of the property offering ample space for furniture, a feature electric fireplace, tv and internet points, coving, uPVC double glazed window and a gas central heated radiator.

**KITCHEN/DINER** - 4.2m x 3.61m (13'9" x 11'10") A large kitchen/diner boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 1/2 bowl composite sink and drainer unit, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, tile backsplash, uPVC double glazed window and door leading out to the rear. Within the dining area is space for a 4 seater dining table, overhead lighting, gas central heated radiator and uPVC double glazed French doors opening out onto the gardens.

**CLOAKROOM** A useful downstairs cloakroom comprising of a low level flush WC and a wall mounted wash hand basin.

#### FIRST FLOOR

**BEDROOM ONE** - 3.47m x 3.11m (11'4" x 10'2") A wonderfully large master bedroom to the front aspect of the property with an open outlook of the surrounding area. Deep built in wardrobes, uPVC double glazed window, a gas central heated radiator and an archway leading into:-



**EN-SUITE** A vanity wash hand basin with fitted storage below and a walk in shower unit. Extractor fan and a gas central heated radiator.

**BEDROOM TWO** - 3.68m x 2.23m (12'0" x 7'3") A second spacious double bedroom overlooking the well manicured rear gardens. UPVC double glazed window and a gas central heated radiator.

**BATHROOM** A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above and a protective glass shower screen. Tiled walls, shaver point, uPVC obscure double glazed window, extractor fan and a gas central heated radiator.

**OUTSIDE** An enclosed and sunny rear garden that has been thoughtfully designed for ease of maintenance, with the first section being laid to patio slabs ideal for outdoor dining with a few steps then leading to a pebble stoned area with a selection of mature shrubs. Within the gardens is also a gated access path that leads round to the front of the property, a water tap and outdoor light.

**PARKING** Off road parking for 2 vehicles.

Address 'Lutyens Drive, Paignton, TQ3 3LU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

#### Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



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.