



Luscombe Road | Paignton | TQ3 3TL

Asking Price Of £243,000

A well presented two bedroom semi detached bungalow located within a convenient spot of Paignton near an array of amenities such as supermarkets, schools, bus links directly outside the property, the ring road, doctors and pharmacies as well as much more. The property itself comprises of a welcoming entrance hallway, a spacious living room, a kitchen/breakfast room, two large double bedrooms, a family shower room, south facing rear gardens and off road parking.

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDENS
- OFF ROAD PARKING
- EASY ACCESS TO AN ARRAY OF AMENITIES



**ENTRANCE** A uPVC double glazed front door opening into a welcoming inner hallway with doors leading to the adjoins rooms, thermostat heating control, overhead lighting, loft hatch, telephone point and a gas central heated radiator.

**LOUNGE** - 4.8m x 3.43m (15'9" x 11'3") A beautifully bright and large living room with ample room for furniture, tv and internet points, uPVC double glazed bay window and a gas central heated radiator.

**KITCHEN/BREAKFAST ROOM** - 3.35m x 2.9m (11'0" x 9'6") A spacious kitchen/breakfast room boasting a range overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric double oven with grill integrated and a four ring gas hob with extractor hood above. An integral dishwasher and deep larder cupboard, tile backsplash, space for a 4 seater dining table, uPVC double glazed window and a white heated towel rail.

**UTILITY** - 3.05m x 1.83m (10'0" x 6'0") A great sized utility room with space and plumbing for a washing machine, dryer and fridge freezer, roll edged work surfaces, uPVC double glazed windows overlooking the rear and a uPVC double glazed door leading out to the gardens.

**Address** 'Luscombe Road, Paignton, TQ3 3TL'

**Tenure** 'Freehold'

**Council Tax Band** 'C'

**EPC Rating** 'TBC'

### Contact Details

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**BEDROOM ONE** - 3.58m x 3.2m (11'9" x 10'6") A large master bedroom overlooking the well manicured front gardens, space for ample furniture, uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.48m x 3.2m (11'5" x 10'6") A second generously sized double bedroom overlooking the sun soaked rear gardens, uPVC double glazed French doors and a gas central heated radiator.

**SHOWER ROOM** A modern three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a walk in corner shower unit. Tiled walls, a deep storage cupboard, uPVC obscure double glazed window and a chrome heated towel rail.

**OUTSIDE** A large south facing enclosed rear garden that has been thoughtfully designed both for ease of maintenance and following the sun throughout the day with a spacious patio area perfect for outdoor dining and entertaining, a small slope then leads you to the other parts of the garden that have been divided into two pebble stoned sections, a further patio area, a decked area and a large flower bed section also.

**PARKING** Off road parking to the front of the property with a further front garden to the side of the driveway laid to pebble stones and enclosed behind iron gates.

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.