



Luscombe Close | Paignton | TQ3 3GQ

A wonderfully spacious 3/4 bedroom mid terrace townhouse located just 1.5 miles from Paignton town Centre. The home was built in 2020 and benefits from 5 years remaining on its NHBC warranty. The property comprises of a welcoming entrance hallway, a modern kitchen/diner a useful downstairs cloakroom, a spacious living room, four bedrooms with the master being ensuite, a further family bathroom, sizable rear gardens and off-road parking. The home is ideally situated with an easy reach of an array of supermarkets, schools, South Devon College, the Ring Road, bus links and more.

Asking Price Of £260,000

- TOWN HOUSE
- OFF ROAD PARKING
- SUNNY REAR GARDENS
- MASTER EN-SUITE
- 5 YEARS REMAINING ON NHBC WARRANTY

ENTRANCE A uPVC double glazed composite front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor and a gas central heated radiator.

KITCHEN/DINER A wonderfully spacious and modern kitchen/diner boasting a range of overhead, base and drawer unit with roll edged work surfaces above. A stainless steel sink and drainer unit, an electric oven with grill integrated and a four ring hob with extractor hood above. Further integrated appliances include fridge freezer, washing machine and dishwasher, space for a 4/6 seater dining table, uPVC double glazed window and uPVC double glazed French doors leading out to the gardens.

BEDROOM FOUR/OFFICE A sizeable fourth single bedroom or alternatively a great sized Office/snug/playroom etc. uPVC double glazed window to the front aspect and a gas central heated radiator.

CLOAKROOM A useful downstairs cloakroom comprising a low-level flush WC and a pedestal wash hand basin.

FIRST FLOOR

BEDROOM ONE A large master bedroom overlooking the rear gardens offering space for ample furniture. uPVC double glazed windows, a gas central heated radiator and a door leading into:-

Address 'Luscombe Close, Paignton, TQ3 3GQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '85 | B'

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ENSUITE A modern master ensuite boasting a low level flush WC, a pedestal wash hand basin and a walk-in shower unit. Extractor fan, modern tiling and a chrome heated towel rail.

LIVING ROOM A bright and spacious living room with TV and Internet points, uPVC double glazed windows, uPVC double glazed French doors opening out onto the Juliette balcony and a gas central heated radiator.

SECOND FLOOR

BEDROOM TWO A second large double bedroom again to the rear aspect of the property overlooking the well manicured gardens offering ample space. uPVC double glazed window and a gas central heated radiator.

BEDROOM THREE A great sized third generously sized double bedroom, uPVC double glazed window and a gas central heated radiator.

FAMILY BATHROOM A contemporary family bathroom boasting 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. Complementary modern tiling, extractor fan and a chrome heated towel rail.

OUTSIDE A sizable rear garden accessed of the kitchen/diner that is predominantly laid to lawn.

PARKING Off-road parking to the side of the property for 2/3 vehicles.

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.