



Taylor's
sales & lettings

Offers Over £230,000

Luscombe Close,
Paignton, TQ3 3GQ

A wonderfully spacious 3 bedroom semi-detached 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 accommodation boasts a bright and spacious kitchen/lounge/diner, a downstairs WC, three bedrooms and a contemporary family bathroom. The house also benefits from off road parking for two vehicles. The property is move in ready and internal viewings are highly recommended to appreciate all the house has to offer.



ENTRANCE HALL Composite uPVC double glazed front door. Fuse box. Gas central heated radiator. Smoke alarm and stairs rising to first floor. Door leading into:-

KITCHEN/DINER 22' 9" x 12' 2" (6.936m x 3.722m) A bright and airy open plan kitchen/lounge/diner. The kitchen comprises of a variety of wall mounted and base high gloss units. Wood effect roll edged work surfaces. 1.5 bowl stainless steel sink and drainer unit. Integrated electric oven, induction hob and extractor fan. Space for a washing machine and fridge/freezer.. Cupboard housing the combination boiler. Breakfast bar. Under stairs storage alcove. The living room area provides space for a large sofa, access to the Tv, internet and phone points. Double aspect glazing. uPVC double glazed window and uPVC double glazed French door leading out to the rear garden.

FIRST FLOOR

BEDROOM TWO 12' 2" x 8' 4" (3.733m x 2.542m) A generous sized double bedroom over looking the rear garden. A large built in wardrobe. uPVC double glazed front door. Gas central heated radiator.

BEDROOM THREE 12' 2" x 8' 4" (3.726m x 2.548m) into the recess An L shaped bedroom to the front of the property. Built in storage cupboard, two uPVC double glazed windows and gas central heated radiator.

BATHROOM A modern family bathroom compromising a low level flush WC, pedestal wash hand basin and a panelled bath tub with mains shower attachment over. Protective glass screen and complimentary tile surround. uPVC obscure window and gas central heating radiator. Extractor fan.

SECOND FLOOR

BEDROOM ONE 19' 11" x 8' 11" (6.074m x 2.733m) An exceptional sized master bedroom, two Velux windows and gas central heated radiator. Space for ample furniture.

STORAGE CUPBOARD

FRONT Off road parking for two vehicles.

REAR Garden, An enclosed rear garden divided into two sections. The first being a patio area, the second being laid with artificial grass with a well presented composite decking seating area.



Address 'Luscombe Close, Paignton, TQ3 3GQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '83 | B'

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