



Paignton

4x  2x 

ENERGY
RATING
C69

- Video Walk-through Available
- Beautiful Detached Family Home
- 4 Bedrooms (1 en-suite)
- Lovely Lounge/Dining Room
- Modern Kitchen & Bathroom
- Integral Garage & Driveway
- Front & Rear Gardens
- Internal Viewings Highly Recommended
- Gas Central Heating & Double Glazing
- Popular Location

Guide Price:
£375,000
FREEHOLD



1 Lutyens Drive, Paignton, TQ3 3LA

A very well presented four bedroom detached house occupying a corner plot in a modern estate in Paignton with superb sea views, double-width driveway, garage, master en-suite, modern kitchen and a level garden. This is a superbly presented property and we strongly advise early viewings to avoid disappointment.

The Accommodation:

Entering the property through the composite front door, you are greeted with an entrance hallway with light décor and grey vinyl flooring and cloaks/WC off. There is a modern kitchen with ample storage and worktop and boasting a selection of built in appliances, gas hob and wall mounted electric oven and is beautifully finished with granite worktops. A side door from the kitchen provides access to the rear garden, and an internal door leads to the dining area. To the rear of the property is the large lounge and open archway to the dining area. The lounge/diner is the whole width of the property and has sliding doors to the rear garden and recently laid vinyl flooring. There is also a feature fireplace in the lounge area.

Upstairs there is a central landing with access to all four bedrooms and the family bathroom. The fourth bedroom is a good-sized single, currently being used as an office and enjoys far-reaching views to the sea. The third bedroom is located to the front of the property and is a double bedroom with built-in wardrobe. Splitting the fourth and third bedrooms is a beautiful modern family bathroom, a modern tiled room with shower above the bath, WC and basin. The second bedroom is a large double with built in wardrobes and the same fantastic views of the sea. The master bedroom is located to the front of the property with a Juliet balcony overlooking the front garden, the room is the largest and also benefits from built-in wardrobes. With neutral décor, the room is light and airy and boasts a fully-tiled en-suite shower room.

Outside:

Next to the drive is the front garden which is mostly laid to lawn with mature shrubs to one side obscuring the road. The property has a side path allowing access to the rear garden without going through the property. The rear garden is again mostly laid to lawn with mature shrubs along its borders. The whole garden has been fenced to provide privacy and security for pets or young children. Off the back of the property is a level patio area which is ideal for al-fresco dining. The rear garden enjoys superb sea views across part of Torbay.

Parking:

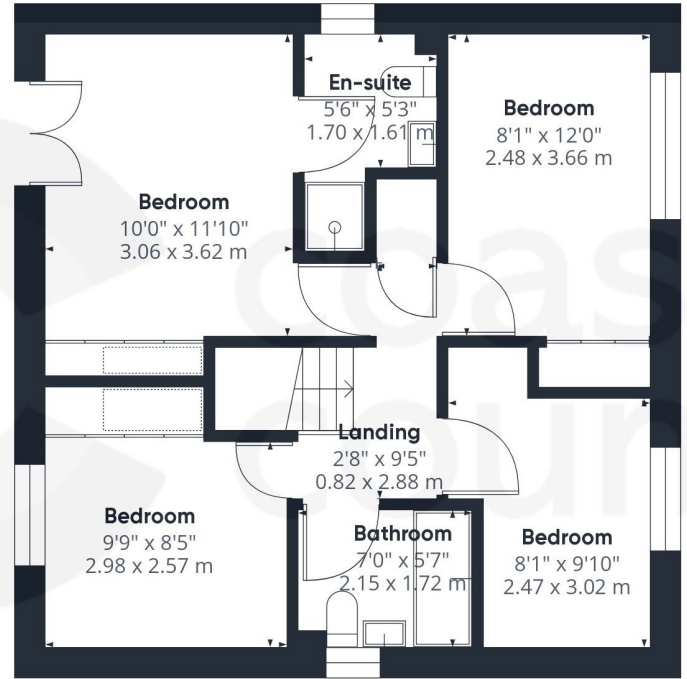
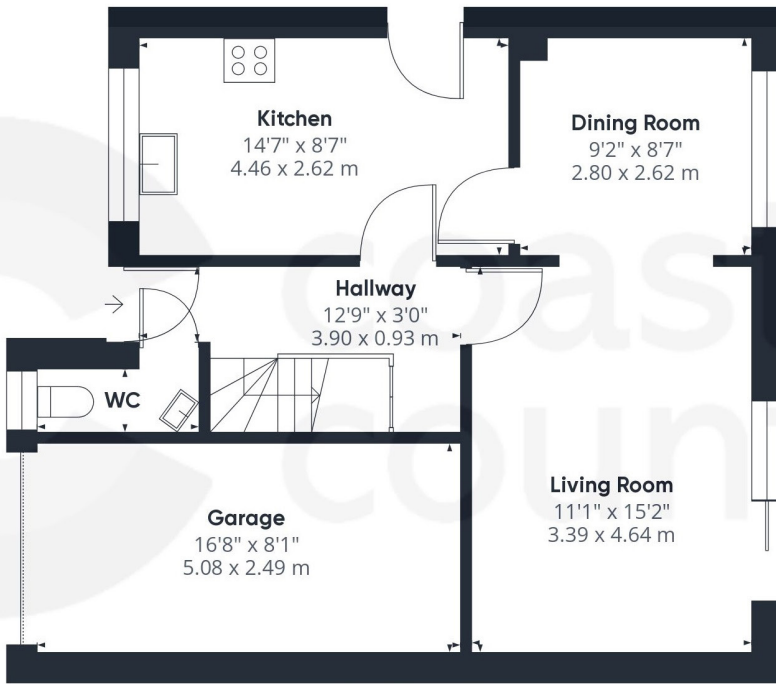
The current owners have widened the driveway to enable 2 vehicles to be parked side by side and there is a single garage with up and over door, power and light.

Directions:

From the Penn inn Roundabout in Newton Abbot take the third exit onto the Devon expressway heading towards torbay. At the lights take the right turning onto Hameldown Way heading towards Paignton,. At the first Roundabout take the second exit continuing towards Paignton. At the second Roundabout take the second exit, at the third roundabout take the second exit onto the Kings Ash Way. Past the first set of lights take the next right at the next lights. Luytens Drive is the first turning on the left.



1 Lutyens Drive, Paignton, TQ3 3LA



Ground Floor

Floor 1

Approximate total area

1149.54 ft²
106.8 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.