



**Luscombe Close, Paignton**

**£240,000**



In a tucked away cul de sac position, this modern mid terraced home offers well presented family accommodation with a low maintenance rear garden and driveway parking for two vehicles side by side. Internally, an entrance hall leads to the ground floor accommodation which comprises a sitting room to the front aspect, an integrated kitchen/diner with double doors opening on to the rear garden and a ground floor WC. On the first floor are three bedrooms, bedroom one with an ensuite shower room/WC and there is a family bathroom/WC.

Luscombe Close is well placed for local amenities including local convenience stores, primary & secondary schools and road links for the remainder of Torbay and the ring road for Exeter/M5 and beyond.

An internal inspection is highly recommended to appreciate the accommodation on offer.

**The accommodation comprises,** Door with obscure glazed insets to:

**ENTRANCE HALL** Pendant light point, stairs with hand rail to first floor, smoke detector, radiator, consumer unit, doors to:

**SITTING ROOM** - 4.24m x 3.53m (13'11" x 11'7") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator, TV connection point, storage cupboard, door to:

**KITCHEN/DINER** - 4.47m x 2.59m (14'8" x 8'6") Light points, UPVC double glazed window to rear aspect, radiator. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset 4 ring gas hob with extractor over, eye level cabinets, integral fridge/freezer, built-in electric oven, integral washing machine, cupboard housing the boiler, UPVC double doors opening onto the rear garden.

**GROUND FLOOR WC** - 1.57m x 0.64m (5'2" x 2'1") Maximum measurements. Light point, UPVC obscure glazed window, pedestal wash hand basin with tiled splash back, WC, radiator.

**FIRST FLOOR LANDING** Light point, smoke detector, hatch to loft space, airing cupboard, doors to:

**BEDROOM ONE** - 3.53m x 2.79m (11'7" x 9'2") Maximum measurements. Light point, UPVC double glazed window to front aspect, radiator, storage cupboard, door to:

**ENSUITE SHOWER ROOM/WC** - 1.8m x 1.52m (5'11" x 5'0") Maximum measurements. Light point, extractor, UPVC obscure glazed window. Comprising shower cubicle with mains fed shower, pedestal wash hand basin, WC, part tiled walls, heated towel rail.







**BEDROOM TWO** - 2.67m x 2.18m (8'9" x 7'2") Pendant light point, UPVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** - 2.18m x 1.65m (7'2" x 5'5") Pendant light point, UPVC double glazed window to rear aspect, radiator.

**BATHROOM/WC** - 1.7m x 1.68m (5'7" x 5'6") Light point. Comprising panelled bath, pedestal wash hand basin, WC, part tiled walls.

## OUTSIDE

**FRONT** - At the front of the property is a tarmac driveway with parking for two vehicles side by side.

**REAR** - To the rear is an enclosed garden, accessed from the kitchen/diner onto a raised decking with steps leading to a level garden space, paved for ease of maintenance with a gravel border and enclosed by timber fence. There is a timber gate providing access on to a rear service lane.

## USEFUL INFORMATION

Tenure - Freehold

Age - 2020

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

EPC Rating - B/84 potential - A/97

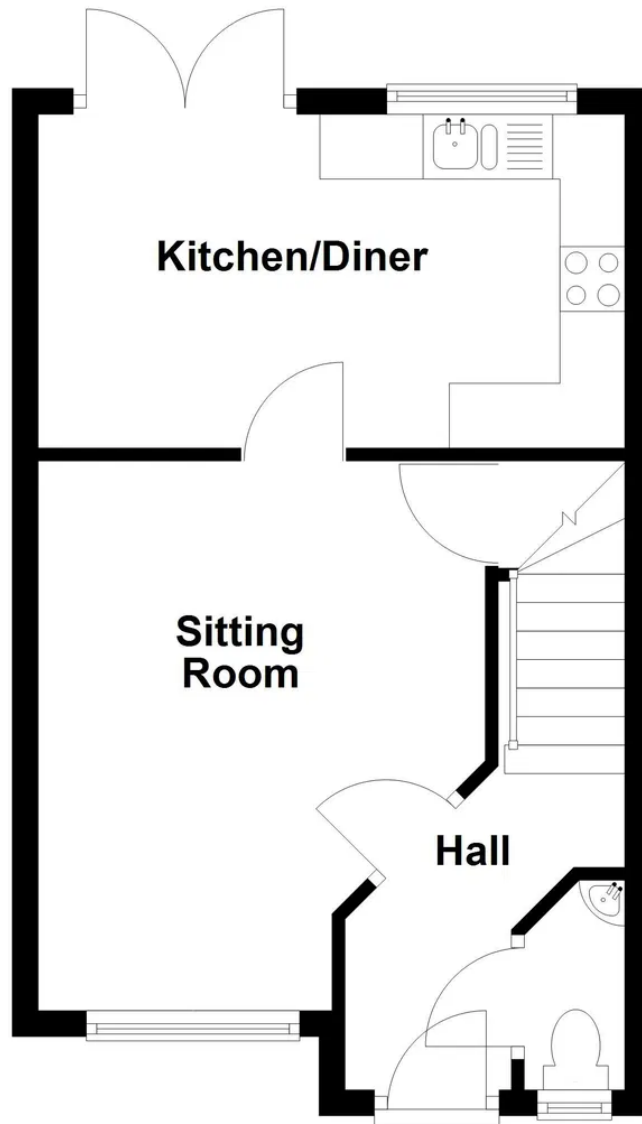
Broadband – To be confirmed

Mobile – To be confirmed

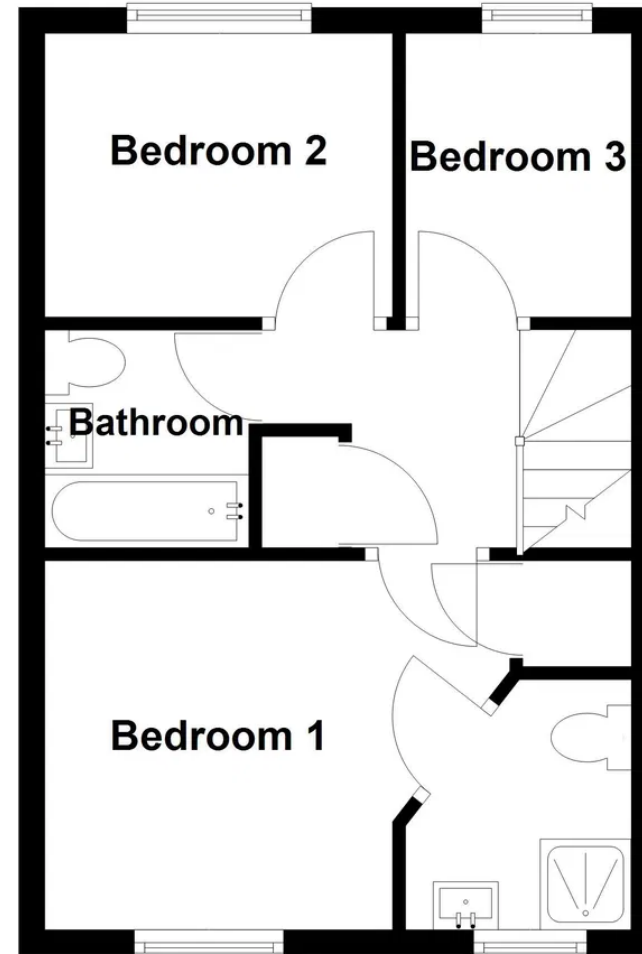
Please note that there is a development fee payable to First Port of approx £180 per annum.



## Ground Floor



## First Floor



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