

CHRISTOPHER SCALES
exp[®] UK



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

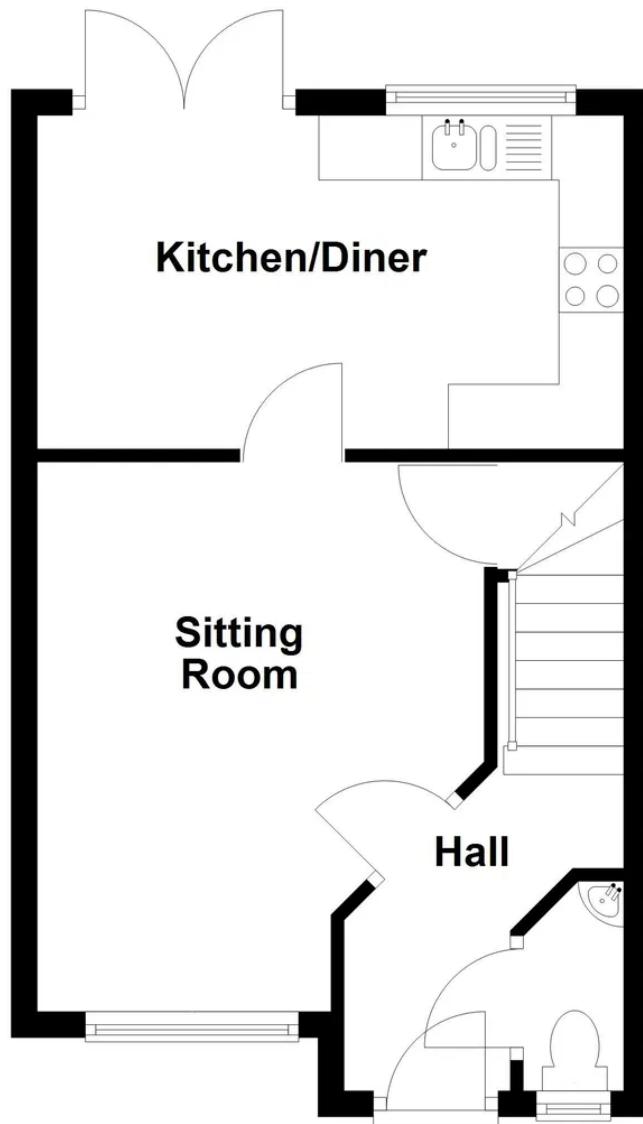
Broadband - To be confirmed

Mobile - To be confirmed

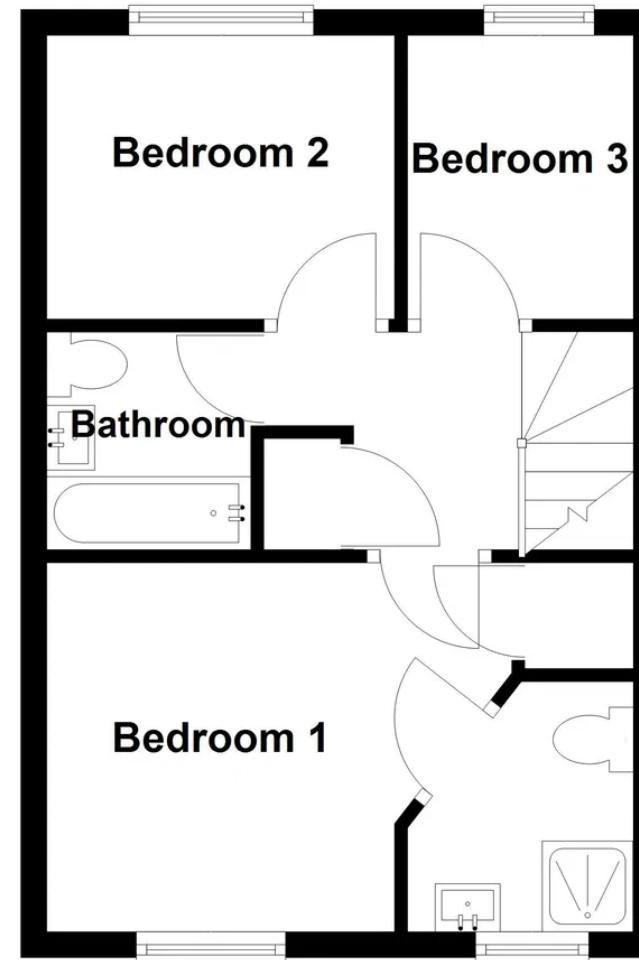
Please note that there is a development fee payable to First Port of approx £180 per annum.



Ground Floor



First Floor



CHRISTOPHER SCALES

POWERED BY
exp® UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com