



GUIDE PRICE £220,000 - £230,000

Luscombe Close, Paignton, TQ3 3GQ

A three bedroom three storey town house, on a modern estate within short car ride of town centre and sea front. The property is in excellent condition and offers an ideal first family house. Outside are gardens and parking for two cars. No forward chain.



**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. 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. 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. Two uPVC double glazed windows and gas central heated radiator.

**BATHROOM** A modern family bathroom comprising 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**

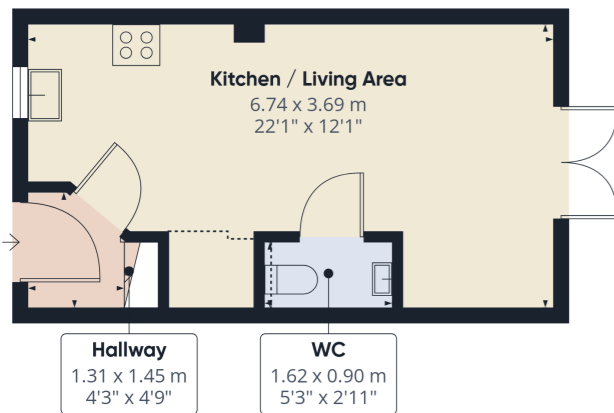
**BEDROOM ONE** 19' 11" x 8' 11" (6.074m x 2.733m) An exceptional sized master bedroom, two Velux windows and gas central heated radiator. Space for ample furniture.

**STORAGE CUPBOARD**

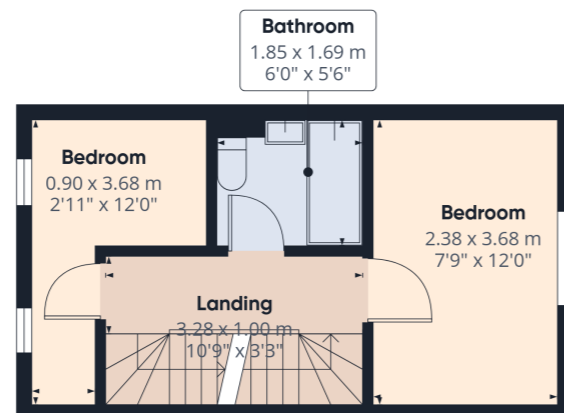
**OUTSIDE**

**FRONT** Off road parking for two vehicles. Small gravelled area

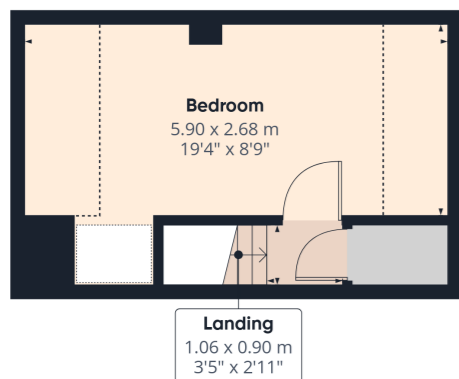
**REAR** Garden, An enclosed rear garden divided into two sections. The first being a decked area, the second being laid with grass.



Floor 0



Floor 1



Address 'Luscombe Close, Paignton, TQ3 3GQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '84 | B'

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