



Connells

Luscombe Crescent
Paignton



Property Description

Guide price ** £240,000 - £250,000 **
Connells are excited to bring to the market this charming 1930s semi-detached family home, situated in a popular residential location and offered with no onward chain. Combining classic character with generous living space, this property offers a wonderful opportunity for growing families, first-time buyers, or anyone looking to move into a home where they can gradually put their own stamp on it. The location of this property is another major advantage. Situated within a popular residential area, the home is conveniently close to a range of local shops, schools, and transport links, making it ideal for families and commuters alike.

With its classic 1930s character, generous room sizes, and practical layout, this home presents a fantastic opportunity. Buyers can comfortably move straight in while gradually updating and modernising the property to reflect their own style and preferences over time.

Being offered with no onward chain, the purchasing process may also be smoother and quicker, making it an even more attractive opportunity for prospective buyers.

Properties in this type of location-especially those with such character and potential-rarely remain on the market for long. This charming home offers both immediate comfort and exciting future possibilities.

To fully appreciate everything this property has to offer, early viewing is highly recommended.

On Approach

On approach, the property immediately presents a welcoming first impression. The home benefits from driveway parking to the front, allowing convenient off-road parking, while the well-maintained front garden adds to the property's attractive kerb appeal. Mature planting and a neat layout provide a pleasant setting as you arrive. To the side of the property, there is gated access which leads through to the private rear garden, offering both practicality and privacy.

On Entrance

A few steps lead you up to the entrance porch, which provides a useful and practical space for coats, shoes, and everyday items before entering the main home. This area helps keep the interior organised and offers a welcoming transition into the property.

Hallway

Stepping through the front door, you arrive in the hallway where the layout of the home becomes clear. From here, doors lead off to the principal ground floor rooms, creating a natural and comfortable flow throughout the property.

Lounge

Positioned at the front of the home is the bright and inviting lounge, a wonderful space filled with natural light thanks to its attractive bay window overlooking the front gardens. This room perfectly reflects the character of the property, with engineered oak flooring adding warmth and style underfoot. The central focal point of the room is a charming

log burner, complete with a floating oak mantle above, creating a cosy and welcoming atmosphere-particularly enjoyable during the colder months. The generous proportions of the room provide plenty of space for a range of furniture, making it an ideal area for relaxing with family or entertaining guests.

Kitchen & Dining Room

Moving through the property, you will find the kitchen and dining room, which together create a sociable and practical space perfect for everyday living. The kitchen offers a range of units providing good storage and workspace, with everything in place to function well for daily use while still offering excellent potential for modernisation should the next owners wish to update the space in the future.

The kitchen flows nicely through into the dining area, making this an ideal setting for family meals, gatherings, or hosting friends. The dining room itself offers another charming feature-a second log burner, which acts as a focal point and adds a wonderful sense of character and warmth to the space

Sun Room

From the dining area, doors lead directly into the sunroom, a fantastic additional living space that overlooks the rear garden. This bright and relaxing room provides a peaceful place to sit back and enjoy the garden views throughout the year. It also offers direct access to the garden, making it ideal for summer days when you can easily move between indoor and outdoor living.

First Floor Landing

Doors off to principle rooms

Bedroom One

The master bedroom is a spacious double room, offering ample space for wardrobes and bedroom furniture. Natural light fills the room, creating a calm and comfortable environment.

Bedroom Two

The second bedroom is also a generous double, again providing plenty of room for furniture and offering flexibility depending on your needs. This could easily serve as another main bedroom, a guest room, or even a hobby space.

Bedroom Three

The third bedroom is slightly smaller but still well sized, making it ideal as a child's bedroom, home office, nursery, or guest room. This flexibility is particularly appealing for modern lifestyles where additional working space at home is often required.

Bathroom

The family bathroom serves the first floor and features a contemporary suite designed to cater for everyday needs. With a clean and modern feel, the space offers both practicality and comfort for the household.

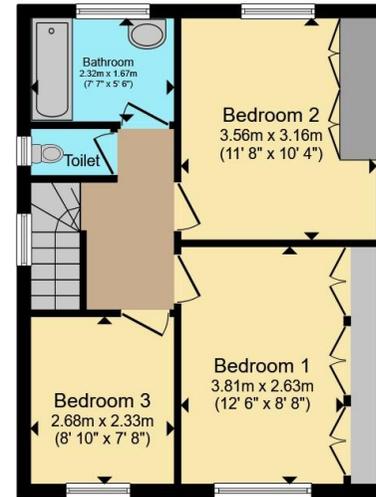
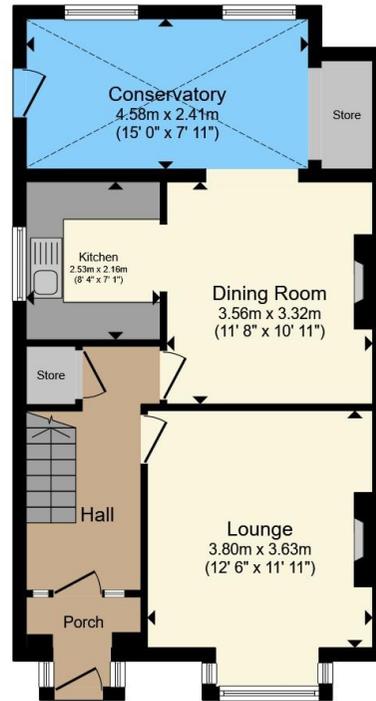
Outside

Stepping outside to the rear of the property, the garden provides a pleasant and manageable outdoor space. The garden is mainly laid to patio, making it easy to maintain while also offering a fantastic area for outdoor seating, barbecues, and relaxing during the warmer months.









Ground Floor

First Floor

Total floor area 98.8 m² (1,064 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01803 400 888
E paignton@connells.co.uk

51 Hyde Road
PAIGNTON TQ4 5BP

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PGN313396



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PGN313396 - 0002