

CHRISTOPHER SCALES

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LUTYENS DRIVE, PAIGNTON

Bedrooms: 2 | Bathrooms: 2 | Reception Rooms: 1

£227,500

This well-presented semi-attached home offers comfortable and modern living with the added convenience of a spacious kitchen/diner, two bedrooms, ensuite facilities, and a driveway for two cars side by side. To arrange a viewing, please quote CS1097 when calling.

Once inside, the entrance hallway with stairs to the first floor, leads into the bright sitting room with UPVC double glazed window to the front. To the rear is a spacious kitchen/dining room with A convenient ground floor W/C completes the downstairs accommodation.

The first-floor landing provides access to both bedrooms and the main bathroom. Bedroom One, a generous space with fitted double wardrobes, benefits from a UPVC double glazed window to the front with an open outlook and includes an archway to its own ensuite shower room, thoughtfully designed with a tiled shower, vanity unit, and obscure glazed window. Bedroom Two is a comfortable room with a UPVC double glazed window overlooking the rear. The main bathroom/W.C. features a panelled bath with an electric shower over, a pedestal wash hand basin, and an obscure glazed window.

Externally, the front of the property offers a low-maintenance garden laid to stone chippings with a paved pathway leading to the front door and gated side access. The private rear garden, accessible from the kitchen/diner, is enclosed by a timber fence, laid with paving slabs and stone chippings, and also features gated side access. Convenient driveway parking for two cars is located at the front of the property. The home benefits from gas central heating and double glazing throughout.

An internal viewing is highly recommended to fully appreciate this delightful home.

THE ACCOMMODATION COMPRISES, Canopied entrance with light point and door with obscure glazed inset to:

ENTRANCE HALL Coved ceiling with light point, smoke detector, stairs with handrail to first floor, UPVC double glazed window to side, consumer unit, radiator, door to:

SITTING ROOM - 4.17m x 3.15m (13'8" x 10'4")Maximum measurements. Coved ceiling with light point, UPVC double glazed window to front aspect, radiator with thermostat control, door to:

KITCHEN/DINNING ROOM - 4.24m x 4.57m (13'11" x 15'0")Maximum measurements. Coved ceiling with light points, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC double glazed doors opening onto the rear garden. Fitted kitchen comprising a range base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extract over, tiled surrounds, wall cabinets, space for upright fridge freezer, space and plumbing for washing machine, space for tumble dryer. Door to:

GROUND FLOOR W/C - 0.91m x 1.55m (3'0" x 5'1"). Light point, UPVC obscure glazed window. Comprising WC, wall mounted wash hand basin and radiator with thermostat control.





FIRST FLOOR LANDING Light point, smoke detector, hatch to loft space, radiator with thermostat control, airing cupboard housing the hot water cylinder with slatted shelving over, doors to:

BEDROOM ONE - 3.15m x 3.23m (10'4" x 10'7"). Coved ceiling with light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fitted double wardrobes, telephone point, archway to:

ENSUITE SHOWER - 0.99m x 2.26m (3'3" x 7. '5") Light point, extractor fan, UPVC obscure glazed window, comprising tiled shower with bi-fold door and electric shower, vanity unit with inset wash hand basin, strip light and shaver socket, radiator with thermostat control.

BEDROOM TWO - 2.29m x 3.45m (7'6" x 11'4"). Light point, UPVC double glazed window to rear aspect, radiator.

BATHROOM/WC - 1.83m x 1.65m (6'0" x 5'5"). Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, WC, radiator with thermostat control, strip light and shaver socket.

OUTSIDE

FRONT - To the front of the property there is a low maintenance garden laid to stone chippings and with a paved pathway leading to the front door and to the gated side access.

REAR - To the rear of the property and accessed from the kitchen/diner is an enclosed garden laid with paving slabs and stone chippings, enclosed by timber fence and with a gated side access.

USEFUL INFORMATION

Tenure – Freehold

Age - 2002

Heating - Gas central heating

Drainage - Mains

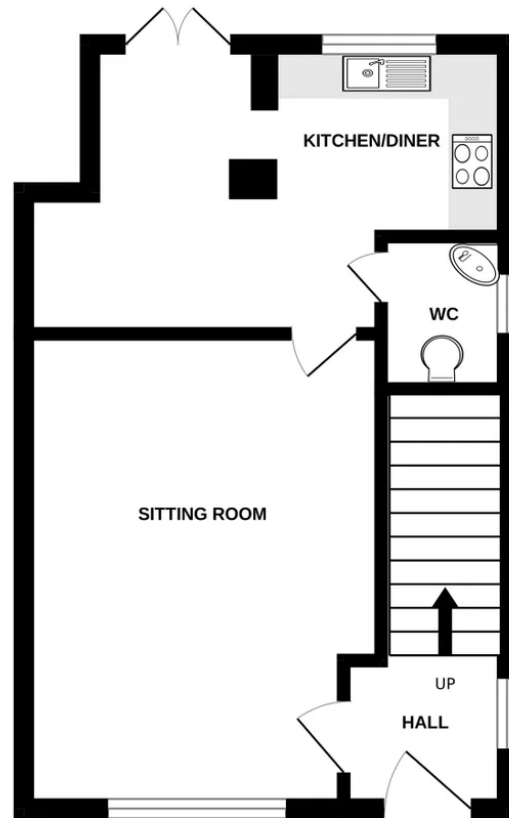
Windows - Double glazed

Council Tax - Tax band C

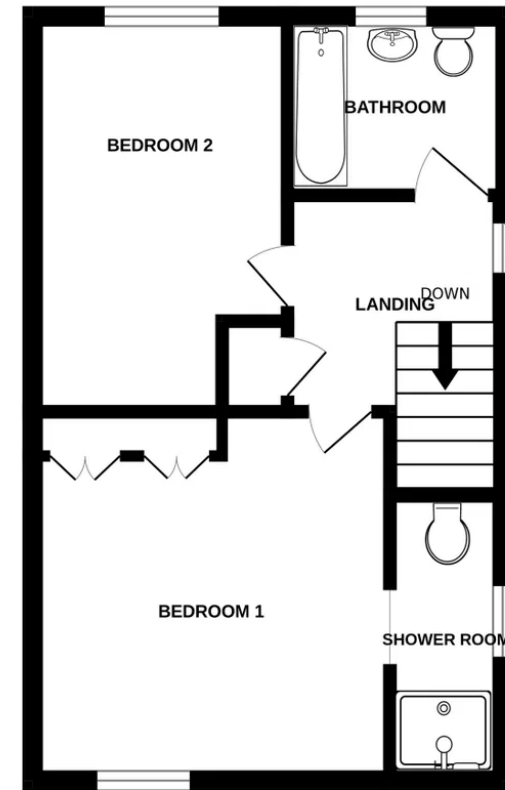
EPC Rating - D/68 potential - B/87



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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