

CHRISTOPHER SCALES

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Luscombe Close, Paignton,

£192,500

A very well presented end terraced home situated in a quiet cul-de-sac position. Accommodation comprises, entrance hall, contemporary open plan kitchen/lounge area, ground floor WC, two generous sized bedrooms and bathroom. Externally the property offers an easy maintenance rear garden enclosed with panel fencing and driveway parking to the side.

Luscombe Close is conveniently situated close to local amenities such as primary and secondary schools, bus routes, shopping outlets including Aldi, Asda, and Sainsbury's.

Obscure front door into entrance Hall

ENTRANCE HALL 1.5m x 1.5m (4'11" x 4'11")

Stairs leading to the first floor, radiator, wall mounted thermostat controlling the central heating system, vinyl wood effect flooring, wall mounted electric consumer unit, ceiling light point, smoke detector and door to open plan living area.

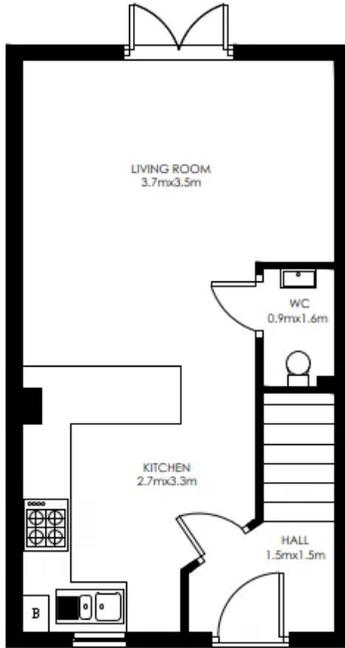
OPEN PLAN LIVING AREA Kitchen area 2.7m x 3.3m. Matching wall bases and drawer units with roll edged work surfaces over, inset stainless steel sink, UPVC double glazed window to the front aspect, space for upright fridge freezer, space and plumbing for washing machine, built in four ring gas hob and oven below, extractor hood, wall mounted combination boiler controlling central heating system, extended worktop providing breakfast bar, wood effect flooring, under the stairs storage cupboard, smooth finish ceilings and ceiling light point.

Lounge area 3.7m x 3.5m. Radiator, directional ceiling spotlights, smooth finish ceilings, TV aerial point continuation of vinyl wood effect flooring, door two downstairs WC and UPVC double glazed patio doors providing access to the rear garden.

DOWNSTAIRS WC 0.9m x 1.6m (2'11" x 5'2")

Continuation of wood effect flooring, radiator low level close coupled WC with push button flush, pedestal hand wash basin with mono block mixer tap, tiled splash backs, wall mounted mirror fronted medicine cabinet, extractor fan and ceiling light point





FIRST FLOOR LANDING 2m x 1.9m (6'6" x 6'2")

Access to loft, ceiling light point, smoke detector, smooth finished ceilings, doors to both bedrooms and bathroom.

BEDROOM ONE 3.7m x 2.4m (12'1" x 7'10")

Double bedroom, ceiling light point, radiator, TV aerial point, UPVC double glazed window to the rear aspect overlooking the rear garden.

BEDROOM TWO 3.7m x 2.4m (12'1" x 7'10")

Generous sized room, two UPVC double glazed windows to the front aspect, radiator, ceiling light point, smooth finished ceilings cupboard with shelving.

BATHROOM 1.7m x 1.8m (5'6" x 5'10")

Matching three-piece white suite comprising low-level close coupled WC with push button flush, pedestal hand wash basin, mono block mixer tap, panelled bath with shower attachment partly tiled walls, vinyl tile effect flooring, ceiling light point, smooth finished ceilings and obscure UPVC double glazed window to the side aspect.

REAR GARDEN

The rear garden offers a level enclosed easy maintained space with panelled fencing, patio seating artificial grass, timber shed which also doubles up as a bar and has power space for tumble dryer and fridge. Timber gate to the side providing access to the side and driveway, raised plant beds to the rear with mature shrubs.

PARKING

Driveway to the side providing tandem off-road parking for two vehicle.

USEFUL INFORMATION

Tenure - Freehold

Service Charge - £179.10 per annum

Age - 2020

Heating - Gas central heating

Drainage - Mains

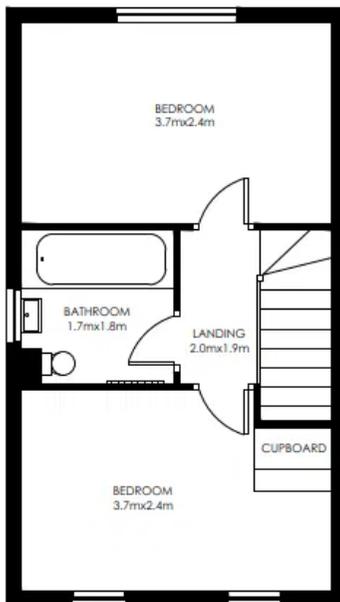
Windows - Double glazed

Council Tax - Tax band B

EPC Rating - B/82 potential - A/97

Broadband - 900

Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 3, Vodafone: 3





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