



Taylor's
sales & lettings

Asking Price Of £225,000

Luscombe Close,
Paignton, TQ3 3GQ

A three bedroom mid linked house in excellent condition with excellent ring road links. The property has been maintained to a very high standard with lounge and separate kitchen onto dining room. Other benefits include ensuite master bedroom, level gardens and no forward chain.



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:-

LOUNGE - 4.24m x 3.53m (13'11" x 11'7") Maximum measurements. Pendant light point, UPVC double glazed window to front aspect, radiator, storage cupboard and door to:-

KITCHEN/DINER - 4.47m x 2.59m (14'8" x 8'6") Luxury range of fitted kitchen units 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, , cupboard housing the boiler, UPVC double doors opening onto the rear garden.

CLAOKROOM 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 GARDEN Patio onto level lawned garden with access to the rear.

Address 'Luscombe Close, Paignton, TQ3 3GQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '84 | B'

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