



Luscombe Road, Paignton

£224,950



**WILLIAMS HEDGE**  
estate agents



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35 LUSCOMBE ROAD, PAIGNTON, TQ3 3TL

No chain | Semi-detached bungalow | Entrance hall | Three bedrooms | Kitchen | Utility | Lounge  
Bathroom | Corner Plot | Parking | Detached garage | Easy maintenance wrap around gardens

Semi-detached bungalow occupying a corner plot being sold with no upward chain. Ground floor accommodation comprises entrance hall, lounge, two bedrooms, kitchen, bathroom, utility and the first floor offers double bedroom with built in wardrobe. Externally, the property benefits from easy maintenance front and side gardens with driveway parking and detached single garage. Viewing highly recommended.

### The Accommodation Comprises

Obscure uPVC double glazed front door into

**ENTRANCE HALL** Doors to all ground floor rooms, ceiling light point smoke detector, electric wall mounted diplex night storage heater, stairs lead to the first-floor, under stairs storage cupboard.

**LOUNGE** - 4.19m x 3.35m (13'9" into bay x 11'0") Ceiling light point, wall mounted electric diplex night storage heater, double glazed window to the front aspect and uPVC double glazed window into the utility to the side.



**KITCHEN** - 3.18m x 2.34m (10'5" x 7'8") Vinyl flooring, tiled walls, matching wall base drawer cupboards, inset stainless steel sink, space for gas cooker, double glazed window to the rear, wall mounted gas meter and wall mounted electric meter, square double-glazed door to utility.



**UTILITY** - 2.41m x 1.14m (7'11" x 3'9") Double glazed windows to the front and side, space and plumbing for washing machine, double glazed door to the rear.

**BEDROOM ONE** - 3.28m x 3.2m (10'9" x 10'6") Ground floor double bedroom, ceiling light point, uPVC double glazed window to the front, wall mounted electric diplex night storage heater.



**BEDROOM THREE** - 3.28m x 1.57m (10'9" x 5'2") Single bedroom, uPVC double glazed window to the rear, ceiling light point, wall mounted electric night storage heater.



**BATHROOM** - 2.18m x 1.83m (7'2" x 6'0")  
 Three piece comprising low level WC and wash hand basin with mixer tap, panel bath with electric Triton shower over, obscure double-glazed window to the rear, wall mounted mirror fronted medicine cabinet, vinyl flooring, ceiling light point, electric heated towel rail, airing cupboard with water tank and slatted shelving.



**FIRST FLOOR LANDING** Door to bedroom, two storage cupboards with shelving.

**BEDROOM TWO** - 5.38m x 3.18m (17'8" into wardrobe x 10'5") First floor double bedroom, uPVC double glazed window to the front aspect overlooking the front garden, built-in wardrobe with hanging shelving, additional storage cupboard with shelving.

## OUTSIDE

**FRONT** Wrought iron gate with low-level brick and block wall, easy maintenance irregular shaped front garden, mainly gravel with low-level raised plant bed and gravel beds, under cover seating area with level patio, path wrapping to the side with further gravel bed, mature bushes and shrubs, timber gate. Outside tap, concrete seating area, detached garage with undercover store to the rear. Driveway parking.

**DETACHED GARAGE** - 4.19m x 2.51m (13'9" x 8'3") Block built garage with over door light and power and workbench.



Age: 1930's (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: F	Tenure: Freehold
Services – Mains gas, electricity, water & sewage. Night storage heaters.	
Electric Meter Position: Kitchen	Gas Meter Position: Kitchen
Boiler Position: N/A	Water: Meter
Loft: N/A	Rear Garden Facing:
Total Floor Area: approx. 76 sqm	Square foot: approx. 818 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

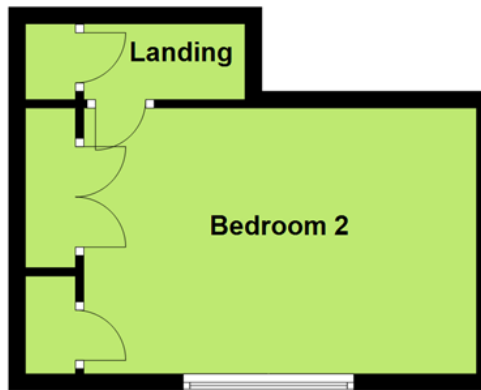
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Ground Floor



### First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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