



SUMMARY

Modern 2 Bedroom Home || 2 Off-Road Driveway Parking Spaces || South-Facing Low-Maintenance Rear Garden || Spacious Open-Plan Kitchen/Dining/Living Area || 2 Double Bedrooms || Quiet Cul-de-Sac Position || Built in 2020 with Remaining NHBC Warranty || Ground-Floor Cloakroom

Visit our website for the current price:
www.danielhobbin.uk/P-RS1143/

Address: Luscombe Close, Paignton, TQ3 3GQ

Property type: Terraced House

Tenure: Freehold

Council tax band: B

EPC: B

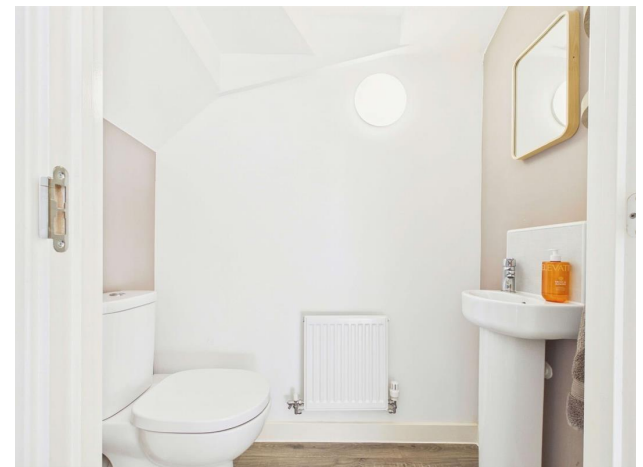
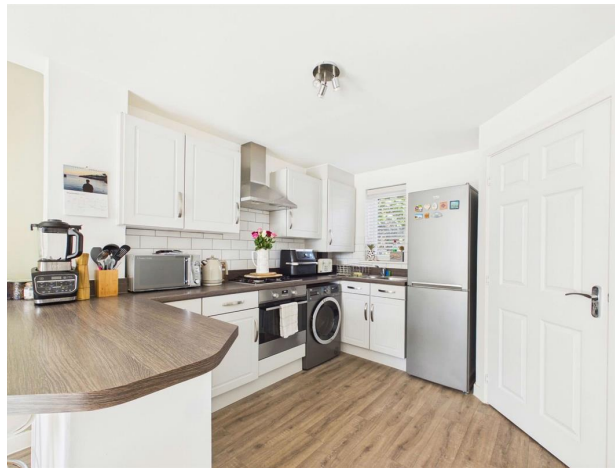
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



**After your viewing,
how did we do?**

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

A well-presented two-bedroom terraced home, built in 2020 and pleasantly positioned within a quiet cul-de-sac on the outskirts of Paignton. The property offers contemporary accommodation arranged over two floors, together with a south-facing rear garden and the added benefit of two off-road driveway parking spaces to the front. Being a modern home, the property also benefits from the remaining term of its original NHBC warranty.

The location provides convenient access to the Torbay Ring Road, offering straightforward connections to neighbouring towns and further afield. A range of everyday amenities can be found nearby, including Morrisons, Asda and Sainsbury's, while both primary and secondary schools are also within easy reach.

Internally, an obscured double-glazed entrance door opens into the hallway, with an internal door leading through to an attractive open-plan kitchen, dining and living space. The kitchen is fitted with a range of matching wall and base units beneath work surfaces, complemented by tiled splashbacks. The worktop extends to create a natural separation between the

kitchen and living area, incorporating an overhang suitable for breakfast bar seating. Integrated appliances include an oven with inset gas hob and extractor hood above, while a one-and-a-half bowl stainless steel sink and drainer is positioned beneath a double-glazed window to the front. Further provision includes space and plumbing for a washing machine, room for a freestanding fridge/freezer and a gas combination boiler discreetly housed within matching cabinetry.

The adjoining living area provides a comfortable and versatile reception space, with double-glazed patio doors opening directly onto the rear garden. A useful ground-floor cloakroom is also accessed from this area and is fitted with a low-level WC and washbasin.

The rear garden enjoys a desirable southerly aspect and has been arranged with ease of maintenance in mind. The outdoor space incorporates a decked terrace, paved patio and a further lower decked seating area beneath a pergola, creating several areas for outdoor dining and relaxation. A pathway also provides pedestrian access to the rear.

To the first floor are two double bedrooms, both enjoying good levels of natural light from double-glazed windows. The second bedroom additionally benefits from a built-in over-stair wardrobe with hanging space. Completing the accommodation is a contemporary three-piece bathroom comprising a panelled bath with tiled surround and mains-fed shower over, pedestal wash basin, low-level WC and wall-mounted heated towel rail.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (15Mbps download, 0.9Mbps upload)

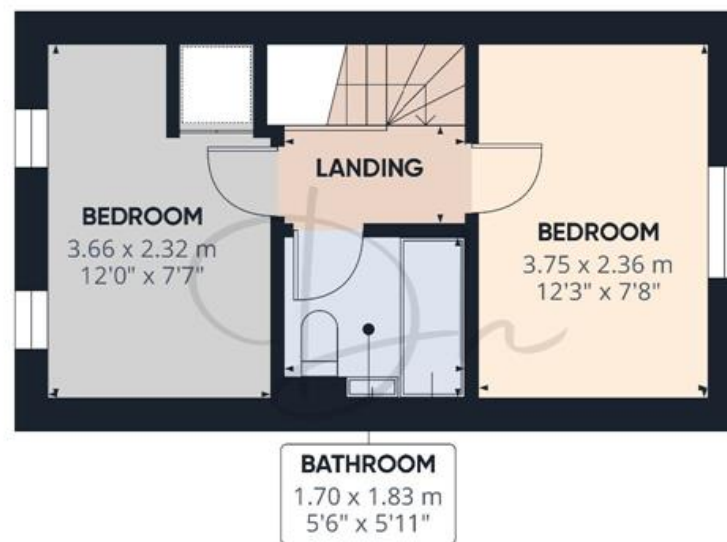
- * Superfast broadband (70Mbps download, 17Mbps upload)

- * Ultrafast broadband (1800Mbps download, 110Mbps upload)

- Networks in area - Openreach, FibreNest



Ground floor



Floor 1



Approximate total area^m

50 m²
538 ft²

Balconies and terraces

9.3 m²
100 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







DANIEL HOBBIN

Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.

VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

CMP009926 – **Data Protection Registration Number:** ZB269618

Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.