



Luscombe Close, Paignton

Paignton

£320,000

ABSOLUTE



## Luscombe Close

Paignton,

Stylish detached family home in sought-after area. Modern living spaces, large living room, kitchen/diner, ground floor WC, 3 double bedrooms, en suite, garage, driveway, low maintenance garden. Energy-efficient, NHBC warranty. Ideal for comfortable living with practical features. Must see!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A modern, well presented detached family home
- Open plan kitchen diner with built in appliances
- Good size living room
- Ground floor WC
- Three double bedrooms, one with en suite shower room
- Family bathroom
- Driveway parking and single garage
- Easy to maintain rear garden
- uPVC double glazing
- Remainder of NHBC warranty

# Luscombe Close

Paignton,

The property is situated approximately 1.5 miles from Paignton town centre which boasts an array of shops, amenities and facilities as well as the picturesque seafront. Both primary and secondary schooling can be located within 1 mile distant. The local bus service connects to the town centre where you can find the main number 12 bus service with connections to the neighbouring towns of Brixham and Torquay. The property also has easy access out onto the A380 ring road which connects to Newton Abbot, Exeter and the M5 beyond.

## Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

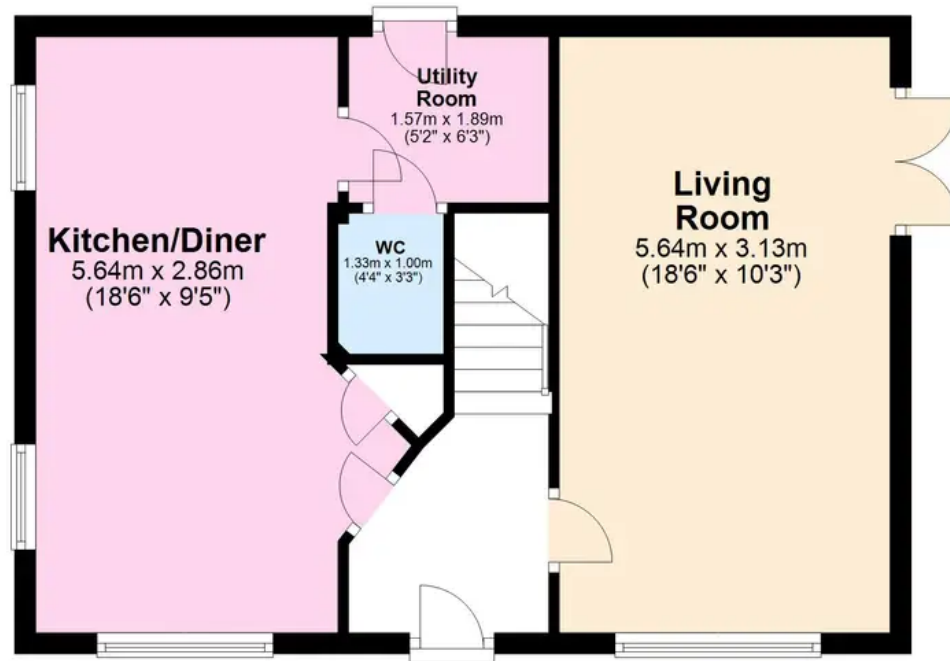
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### Ground Floor



### First Floor

