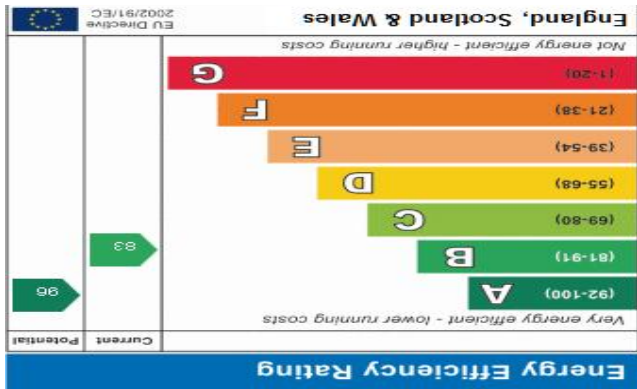


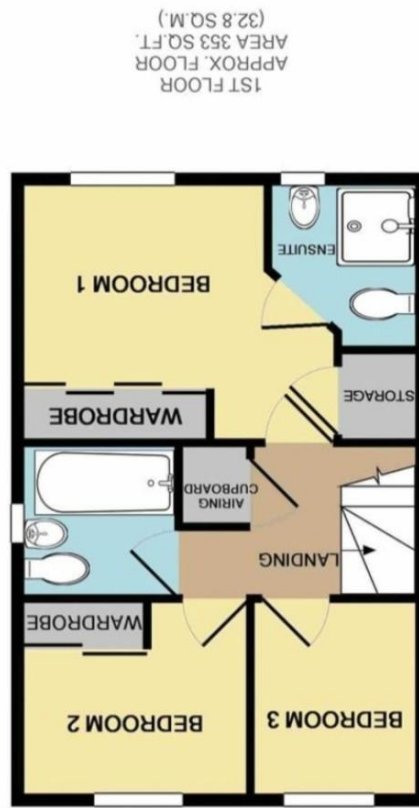


OFFICE
49 Hyde Road, Paignton,
Devon, TQ4 5BP
01803 521111 | info@propertyladderdevon.com
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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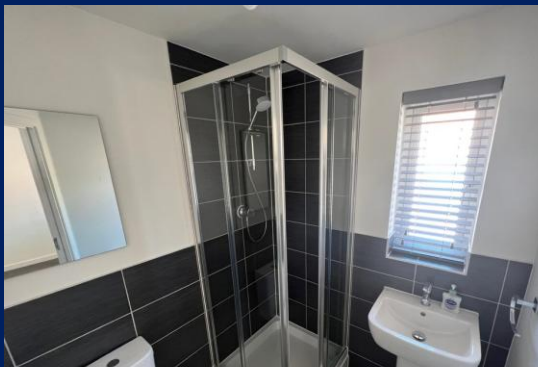
£1,100 PCM

A BRAND NEW HOUSE ! AVAILABLE NOW CALL TO VIEW . Newly constructed it offers well planned contemporary accommodation including 3 Bedrooms (1 E/Suite), Family Bathroom, Living Room, Kitchen/Dining room and Downstairs cloakroom. Other benefits include Gas Central Heating and Double Glazing. Outside there is an enclosed Garden and 2 Off Road Parking Spaces. Ideal for a young Family or for a Professional Let. Sorry No Smokers or Pets.



LUSCOMBE CLOSE

AVAILABLE NOW | Brand New House 3
Beds 1 E/Suite | Lounge |
Kitchen/Dining room | Family Bathroom
| Downstairs Cloakroom | Gas Central
Heating | Double Glazing | Gardens | 2
Parking Spaces



FAMILY BATHROOM

5' 11" x 5' 10" (1.81m x 1.80m) Quality three piece suite comprising pedestal wash hand basin, low level WC and bath. Extractor fan. Part tiled walls. Wall mirror. Central heating radiator.

OUTSIDE

2 Parking spaces to the front. Rear garden with enclosed lawned gardens and gated access to the rear lane.

AGENTS NOTES

Council Tax Band TBC. Initially on a 6 month assured shorthold tenancy. Prospective tenants will need to prove an earned income of circa £33,000 per annum and have clean landlord, employment and credit references.

ACCOMMODATION

Composite entrance door with security peephole leads to :-

ENTRANCE HALLWAY

Stairs rising to the first floor. Central heating radiator. Smoke alarm. Circuit breaker box. wood effect flooring. Doors to :-

CLOAKROOM

5' 6" x 3' 2" (1.70m x 0.98m) Obscure double glazed window to the front of the property. Pedestal. wash hand basin. Low level WC. Wall mirror. Central heating radiator.

LIVING ROOM

14' 5" x 11' 10" (4.40m x 3.63m) Double glazed window to the front of the property. Central heating radiator. Smoke alarm. Useful storage cupboard. TV and internet points. Door to :-

KITCHEN/ DINING ROOM

15' 4" x 8' 10" (4.68m x 2.70m) Double glazed window and french doors overlooking and leading to the back gardens. Extensive range of wall and floor mounted units with contrasting rolled edge work surfaces. One and a quarter bowl sink with mixer tap over. Integrated oven and hob with cooker hood over. Concealed combi boiler. Space for further appliances. Central heating radiator. Smoke alarm and carbon monoxide alarm.

Double glazed French doors leading out onto the enclosed rear garden.

FIRST FLOOR LANDING

Linen cupboard. Smoke alarm. Access to loft space. Doors to :-

MASTER BEDROOM

12' 0" x 9' 6" (3.66m x 2.90m) Double glazed window to the front of the property. Further useful storage cupboard. Central heating radiator. Smoke alarm.

EN-SUITE

6' 3" x 5' 4" (1.93m x 1.65m) Obscure double glazed window to the front of the property. Pedestal wash hand basin. Low level WC. Tiled shower cubicle with mixer shower. Extractor fan. Part tiled walls. Wall mirror. Towel rail. Central heating radiator.

BEDROOM 2

9' 1" x 7' 6" (2.78m x 2.31m) Double glazed window to the rear of the property. Central heating radiator. Smoke alarm.

BEDROOM 3

7' 7" x 6' 0" (2.32m x 1.84m) Double glazed window to the rear of the property. Central heating radiator. Smoke alarm.

LUSCOMBE CLOSE

