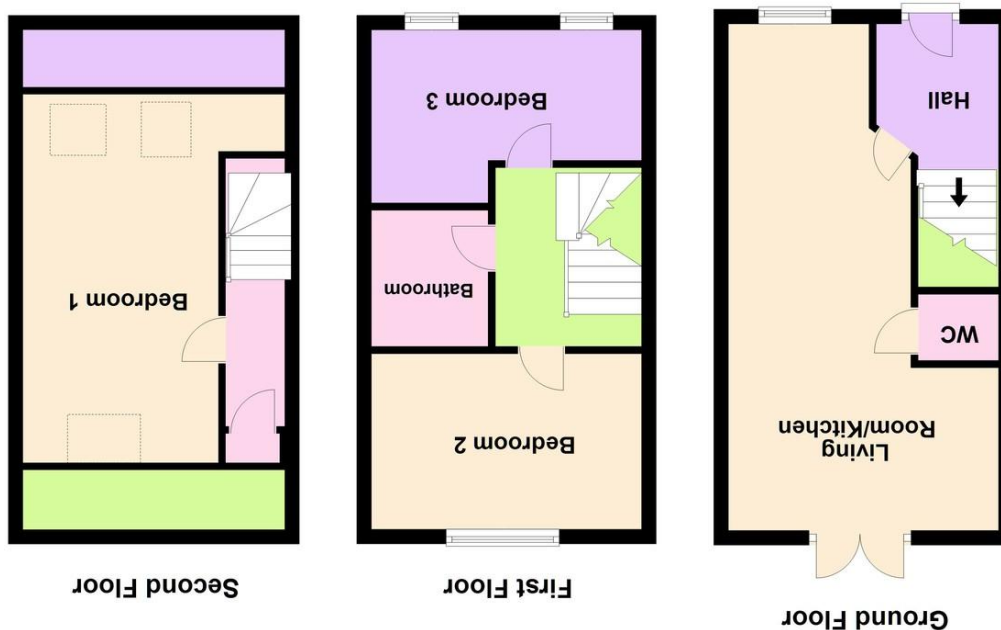




**OFFICE**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

This plan is to be used only as an indication of the floor layout and is not to scale.  
 Plan produced using PlanUp.



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**34 LUSCOMBE CLOSE**  
**PAIGNTON, TQ3 3GQ** **£1,100 PCM**

A Nearly NEW TOWN HOUSE ! It offers well planned contemporary accommodation over three floors. This includes 3 Bedrooms, Family Bathroom, Open Plan Living Room with Fitted Kitchen. Other benefits include Gas Central Heating and Double Glazing. Outside there are Gardens and 2 Off Road Parking Spaces. Ideal for a young Family or for a Professional Let. Sorry No Smokers or pets.



## 34 LUSCOMBE CLOSE

| NEARLY NEW TOWN HOUSE | 3  
BEDROOMS | LOUNGE/KITCHEN |  
FAMILY BATHROOM | G/C/H & DOUBLE  
GLAZING | GARDENS | PARKING |  
GOOD ACCESS | FAMILY OR  
PROFESSIONAL HOME



### ACCOMMODATION

Front door.

### ENTRANCE HALLWAY

Stairs rise to the first floor. Door to :-

### LIVING ROOM/ KITCHEN

22' 2" x 12' 2" (6.76m x 3.71m) Window overlooking the front of the property. Patio door the rear gardens.

### CLOAKROOM

Low level WC.

### FIRST FLOOR LANDING

Stairs to the top floor. Doors to :-

### BEDROOM 2

12' 0" x 7' 10" (3.68m x 2.39m) Window to the rear of the property.

### BEDROOM 3

12' 2" x 7' 8" (3.71m x 2.36m) L Shaped Room. Two windows to the front of the property.

### FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin, low level WC and bath with shower mixer attachment.

### TOP FLOOR LANDING

Built in cupboard. Doors to:-

### MASTER BEDROOM

15' 7" x 9' 0" (4.75m x 2.75m) Three velux double glazed windows.

### OUTSIDE

Two car parking spaces. Enclosed rear garden.

### AGENTS NOTES

Prospective tenants will need to show a gross employed income of circa £33,000, have good credit scores and current landlords references. You will need the first months rent of £1100 a deposit of £1269.23 to take up the tenancy. Please note some photos used are from when it was empty. All mains services. Warer meter. Initially offered on a 12 month assured shorthold tenancy basis. The developers installed fibre broadband via their suppliers which tenants can subscribe to.

## 34 LUSCOMBE CLOSE

