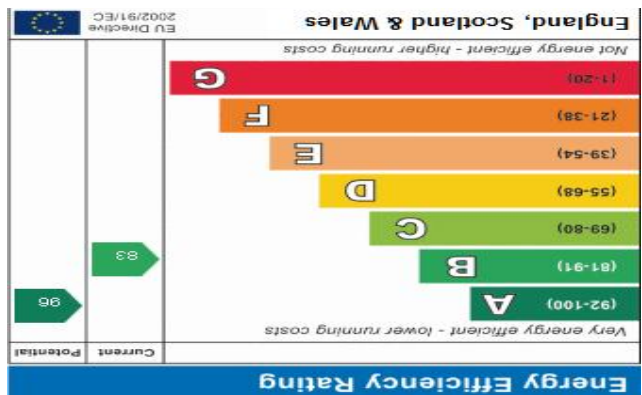




OFFICE
 49 Hyde Road, Paignton,
 Devon, TQ4 5BP
 01803 521111 | info@propertyladderdevon.com
 propertyladderdevon.com

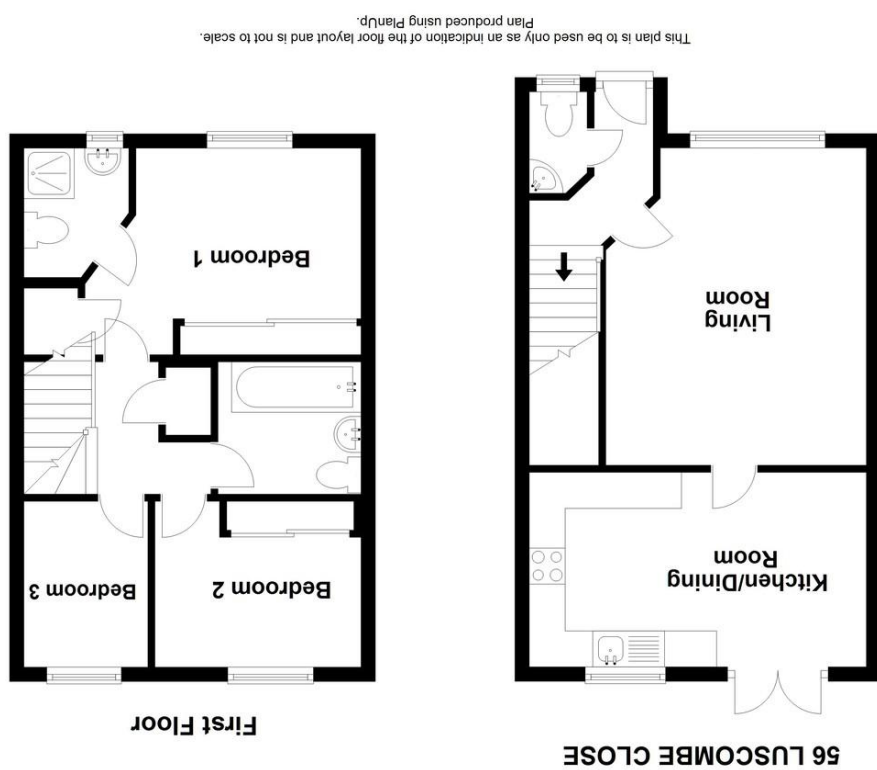
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



How much is your house worth?
 It may be more than you think!
 Book your free no obligation valuation today with **Property Ladder**.

Your Local Real Estate Agents.

CMP
 The Property Ombudsman
 Zoopla rightmove



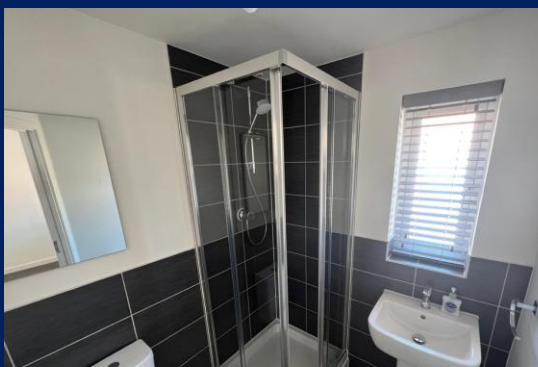
56 LUSCOMBE CLOSE
PAIGNTON, TQ3 3GQ **£1,200 PCM**

A MODERN HOUSE ! AVAILABLE SOON NOW CALL TO VIEW . 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.



56 LUSCOMBE CLOSE

AVAILABLE SOON | MODERN HOUSE 3
Beds 1 E/S | Lounge | Kitchen/Dining
room | Family Bathroom | Downstairs
Cloakroom | Gas Central Heating |
Double Glazing | Enclosed Gardens | 2
Parking Sapce



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 and shower screen and shower mixer tap. 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 C. Initially on a 6 month assured shorthold tenancy. Prospective tenants will need to prove an earned income of circa £36,000 per annum and have clean landlord, employment and credit references. You will need the first months rent plus 5 weeks rent as a deposit. All mains services. Allocated Parking. Open Reach postcode checker says that fibre broadband is available in the street.

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.

56 LUSCOMBE CLOSE

