



Hound Tor Close | Hookhills | Paignton | TQ4 7SJ

Offers Over £300,000

A delightful three bedroom detached house, situated in a favoured part of Hookhills served by local shops, schools and bus services. The property has been well maintained with recently fitted high end luxury bathroom and downstairs cloakroom. The house is in good decorative order with uPVC double glazing and central heating. Outside are level private gardens.

- THREE BEDROOM DETACHED HOUSE
- HOOKHILLS LOCATION
- GOOD CONDITION
- LEVEL GOOD SIZED GARDENS
- DRIVEWAY TO GARAGE

uPVC front door to:-

ENTRANCE PORCH Door to:-

RECEPTION HALL Smoke detector, radiator, under stairs storage cupboard, further storage cupboard housing boiler, stairs with handrail to first floor. Doors to:-

LOUNGE - 4.06m x 3.86m (13'4" x 12'8") Coved and textured ceiling with light point, wall light points, radiator with thermostat control, high-level TV connection point, uPVC double glazed sliding doors opening onto the rear garden.

DINING ROOM - 2.64m x 2.54m (8'8" x 8'4") Coved and textured ceiling with light point, radiator with thermostat control, uPVC double glazed window to front aspect, opening to:-

KITCHEN - 3.84m x 2.24m (12'7" x 7'4") Textured ceiling with directional spotlights, radiator with thermostat control, uPVC double glazed window to rear. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surround, built-in electric oven with extractor over, matching wall cabinets, built-in double electric oven, integral fridge, integral dishwasher, under unit washing machine, obscure glazed door to:-

GARDEN ROOM - 3.25m x 2.08m (10'8" x 6'10") Pendant light point, Velux window, uPVC double glazed windows to rear and side with door opening onto the rear garden, radiator with thermostat control, door to:-

ATTACHED GARAGE - 5.11m x 2.49m (16'9" x 8'2") Metal up and over door, pendant light point, gas meter, electric meter and consumer unit.

Address 'Hound Tor Close, Hookhills,
Paignton, TQ4 7SJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '63 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



GROUND FLOOR WC Light point, obscure glazed window, vanity unit with inset wash hand basin, close couple WC.

FIRST FLOOR LANDING Coved and textured ceiling with light point, smoke detector, hatch to loft space, airing cupboard housing the hot water cylinder with slatted shelving over, doors to:-

BEDROOM ONE - 3.84m x 3.63m (12'7" x 11'11") Coved and textured ceiling with pendant light point, uPVC double glazed windows to rear aspect with open outlook, radiator with thermostat control.

BEDROOM TWO - 3.84m x 2.69m (12'7" x 8'10") Coved and textured ceiling with pendant light point, uPVC double glazed window to rear aspect with open outlook, radiator with thermostat control.

BEDROOM THREE - 2.69m x 2.59m (8'10" x 8'6") Coved and textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM WC Textured ceiling with light point, uPVC obscure glazed window, heated towel rail. Comprising panelled bath with electric shower over and glazed screen, vanity unit with inset wash hand basin, WC, tiled walls, tiled floor.

OUTSIDE

FRONT To the front of the property is a low maintenance gravelled garden with concrete pathway leading to the side. A driveway provides off-road parking and leads to the single attached garage.

REAR To the rear of the property and accessed from the garden room and the sitting/dining room is a near level enclosed garden with a good-sized lawned area enclosed by timber fence and a raised patio accessed from the sitting/dining room or garden room with pathway leading to a gated side access.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.