



Hound Tor Close, Hookhills, Paignton      Offers over £300,000



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## 2 HOUND TOR CLOSE, HOOKHILLS, PAIGNTON, TQ4 7SJ

Detached family home | Cul-de-sac position | Favoured residential location | Good access to local amenities  
Off-road parking | Single garage | Good sized enclosed level rear garden | Entrance porch | Reception hall  
Sitting room | Dining room | Kitchen | Garden room | Ground floor WC | Landing | Three bedrooms  
Bathroom WC | Gas central heating | Double glazing

In a favoured residential location, the property offers a detached family home with good-sized enclosed rear garden, off-road parking and a single garage.

Hookhills is situated on the outskirts of Paignton and offers good access to local amenities which include shopping facilities and doctors' surgery at Cherrybrook, local primary school, nearby Churston Grammar School, and the retail parks on Brixham Road for a selection of supermarkets, The Range, Pets at Home, Costa and Gym.

The accommodation is accessed via an entrance porch which leads into the reception hallway and then the ground floor accommodation which comprises, a sitting room with sliding doors opening onto the rear garden, dining room to the front aspect, kitchen which opens into a garden room, and there is a ground floor WC. On the first-floor, the landing leads to three bedrooms and a contemporary bathroom/WC. The property also has uPVC double glazed windows and doors and gas central heating. To the rear of the property and accessed from either the garden room or sitting room is a good-sized garden with raised patio area and a large level lawned space. An internal inspection is highly recommended in order to appreciate the accommodation on offer and the convenient and accessible location.

### The Accommodation Comprises

**ENTRANCE PORCH** Light point, UPVC obscure glazed door to

**RECEPTION HALL** - Coved and textured ceiling with light point, smoke detector, radiator, under stairs storage cupboard, further storage cupboard housing boiler, stairs with handrail to first floor. Doors to

**SITTING ROOM** - 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, integral 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.

**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.



Age: 50 plus years (unverified)	Stamp Duty:* £2,500 at asking price
Council Tax Band: D	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, electricity, water & sewage.	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Cupboard in downstairs hall	Water: Meter
Loft:	Rear Garden Facing: South
Total Floor Area: Approx 94 Sqm	Square foot: Approx 1,011 Sqft

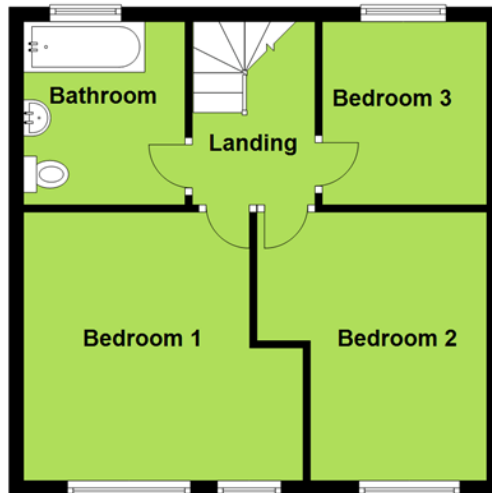
**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Ground Floor



### First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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