

## Bridle Close, Hookhills, Paignton, TQ4 7ST



A three bedroom **LINK DETACHED BUNGALOW** situated 'on the level' in the sought after Hookhills area of Paignton, with shops and local amenities a short stroll away at Churston Broadway and Cherry Brook Square which include, pharmacy's, convenience stores and sub post office. A local bus runs along nearby Hunters Tor Drive and connects to Paignton town centre.

This well presented bungalow offers nicely proportioned accommodation having a good size lounge with dining room off along with fitted kitchen and rear porch/utility. There are three bedrooms, bathroom and w.c. Outside offers driveway parking and an attached garage. The rear garden is larger than expected and level, it is mainly laid to lawn with patio and decked seating areas. Internal viewing is highly recommended.

**£290,000 Freehold**

Entrance door opens to...

### ENTRANCE HALL

Radiator. Cupboard housing hot water cylinder. Loft access hatch. Further cupboard housing Glow Worm boiler. Doors to...

### LOUNGE 16' 1" x 11' 5" (4.90m x 3.48m)

A beautifully presented lounge with double glazed window to front. Radiator. Door to the dining room.

### DINING ROOM 9' 9" x 8' 5" (2.97m x 2.56m)

Double glazed window to rear. Serving hatch to the kitchen. Radiator.

### KITCHEN 9' 9" x 7' 3" (2.97m x 2.21m)

Fitted with a good range of wall and base cupboards and wood effect working surfaces. Inset 1+1/2 bowl stainless steel sink and drainer. Built in double oven/grill. Five burner gas hob to side. Space for under counter fridge. Plumbing/space for washing machine. Door to...

### REAR UTILITY PORCH

Double glazed windows and door to the rear garden. Space for further white goods.

### BEDROOM 1 13' 11" x 9' 10" (4.24m x 2.99m)

Two double glazed windows to rear aspect. Radiator.

### BEDROOM 2 11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to front. Radiator.

### BEDROOM 3 8' 4" x 8' 6" (2.54m x 2.59m)

Double glazed window to front. Radiator.

### BATHROOM

Panelled bath with 'Triton' independent electric shower over. Vanity cupboard with inset washbasin. Tiled walls. Radiator. Double glazed window.

### SEPARATE W.C.

White low level W.C. and wall mounted hand basin. Double glazed window.

### OUTSIDE

Two lawned areas to front with pathway to the entrance door. Driveway leads to...

### ATTACHED GARAGE

Up and over door to front and courtesy door to the rear.

### REAR GARDEN

Larger than expected rear garden enjoying good privacy and a sunny aspect. The garden is mainly laid to lawn with good size patio seating area and large decked terrace with feature gazebo and built in seating. Garden Bar.

### ENERGY RATING D

### COUNCIL TAX BAND D



TOTAL APPROX. FLOOR AREA 96.0 SQ.M. (1033 SQ.FT.)

### LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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