

## Hookhills Road, Hookhills, Paignton, TQ4 7NH



Requiring some cosmetic updating and modernising, this three bedroom, family size **LINKED HOUSE** is located on the level, in the ever popular Hookhills area, within walking distance of highly regarded schools, local shopping facilities at Cherry Brook Square where there is also doctor/dental surgeries and Churston Broadway where there is a sub post office and selection of shops along with a regular bus service to Brixham and Paignton town centres.

The house offers a great space for a family with good size fitted kitchen, lounge/dining room and conservatory to the rear. On the first floor there are three double bedrooms, shower room and separate W.C. Outside are front and rear landscaped gardens, driveway parking and an integral, single garage. Gas fired heating and double glazing are installed.

Viewing recommended. For sale with **NO ONWARD CHAIN**.

**£259,950 Freehold**

## GROUND FLOOR.

Double glazed entrance door opens to:

## ENTRANCE PORCH.

Space for coats etc. Double glazed window and inner door to:

## ENTRANCE HALL.

Radiator. Staircase to the first floor. Doors to:

## KITCHEN. 14' 0" x 7' 4" (4.26m x 2.23m)

Fitted with an excellent range of gloss white wall and base cupboards, wide pan drawers and wood effect working surfaces, with inset stainless steel sink and drainer.

Freestanding gas cooker with cooker hood over. Spaces for white goods. Cupboard housing 'Ideal' gas fired combination boiler. Double glazed window to front aspect.

## LOUNGE/DINING ROOM. 18' 11" x 10' 5" (5.76m x 3.17m)

Double glazed window to rear aspect. Radiator.

Fifteen pane glazed door opening to:

## CONSERVATORY. 11' 0" x 8' 3" (3.35m x 2.51m)

Double glazed windows and French doors opening to the rear garden. Radiator.

## FIRST FLOOR

### BEDROOM 1. 13' 5" x 10' 6" (4.09m x 3.20m)

Two double glazed windows to rear. Radiator.

### BEDROOM 2. 11' 0" x 10' 6" (3.35m x 3.20m)

Double glazed window to front. Radiator. Fitted mirror fronted double wardrobe.

### BEDROOM 3. 10' 5" x 8' 0" (3.17m x 2.44m)

Double glazed window to rear.. Radiator. Fitted desk and drawers.

## SHOWER ROOM.

Comprising shower enclosure with 'Triton' independent electric shower. White vanity unit with inset sink and mirror over. Further white bathroom cupboard and mirrored medicine cabinet. Tiled walls. Shelved linen cupboard. Double glazed window.

## SEPARATE W.C.

White low level W.C. Double glazed window.

## OUTSIDE.

Paved front garden with shrub border and specimen tree. Pathway leads around the side of the house via a gate to a rear access path and gate to the rear garden. Driveway leads to:

## INTEGRAL GARAGE. 16' 3" x 8' 0" (4.95m x 2.44m)

max. Up and over door to front. Light and power. Water Tap.

## REAR GARDEN.

Enclosed rear garden which is again landscaped for ease of maintenance. Garden Shed.

**COUNCIL TAX BAND: C ENERGY RATING: C**

**NOTE:** All mains services are connected.

The Ofcom website indicates that standard and super fast broadband is available. Please check with your mobile provider about mobile coverage.

1ST FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



GROUND FLOOR  
56.9 sq.m. (612 sq.ft.) approx.



## 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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