

Steed Close, Hookhills, Paignton TQ4 7SN



This **DETACHED HOME** has been in the same ownership for some years and now requires some TLC and general maintenance but which, once completed, would provide a spacious comfortable family home. In addition to the good size Lounge and separate Dining Room there is a Study or 5th Bedroom on the ground floor - ideal for anyone who works from home. There are 4 Bedrooms - the Master Bedroom having its own en-suite Shower Room. The Bathroom has been re-furbished with a white suite and attractive wall tiling. Outside there is driveway parking for 2 vehicles and a Detached pitched roof Garage. The gardens enjoy a good degree of sunshine but are currently over-grown and would require some general tidying. Gas fired central heating and UPVC framed double glazing are installed. 48 is tucked away in a small cul-de-sac with the local shopping facilities located at Cherrybrook Drive just a short walk away. White Rock Primary School is also within walking distance and Churston Grammar School is within easy reach. Out-of-town supermarkets are only a short drive away along the Brixham Road (A3022).

£385,000 Freehold

GROUND FLOOR - UPVC framed double glazed entrance door, with feature leaded inset, opening to ...

ENTRANCE HALL. Wood laminate flooring. Radiator. Stairs to first floor with small cupboard below.

CLOAKROOM. Double glazed window. White handbasin. Low flush W.C. (currently not working). Radiator.

LOUNGE 15' 9" x 12' 10" (4.80m x 3.91m). Double glazed sliding door to garden and matching further window. Two double radiators. Stone effect fireplace with wooden style mantel and fitted gas fire.

DINING ROOM 10' 5" x 8' 4" (3.17m x 2.54m). Sliding double doors lead from Lounge. Double glazed window overlooking rear garden. Radiator.

KITCHEN/BREAKFAST ROOM 16' 0" x 8' 10" (4.87m x 2.69m). Light beech effect faced wall and base units with dark grey coloured working surfaces and white tiled splashback. Inset stainless steel 1+1/4 bowl sink unit. Integrated fridge/freezer (currently not working). Built-in Neff double oven and inset Neff 4 ring gas hob with stainless steel cooker hood over. Cupboard housing Worcester gas fired central heating boiler. Integrated washing machine and dishwasher (neither currently working). Grey tiled ceramic flooring. Radiator. Double glazed window to front and door to side.

STUDY/BEDROOM 5 10' 6" x 7' 5" (3.20m x 2.26m). Telephone point. Radiator. Double glazed window overlooking front.

FIRST FLOOR - BRIGHT LANDING. Airing cupboard housing hot water cylinder. Hatch to loft space. Double glazed window. Radiator.

MASTER BEDROOM 11' 9" x 9' 10" (3.58m x 2.99m) plus depth of wardrobe. Radiator. Double glazed window enjoying a southerly aspect across to the rolling countryside fields. Built-in wardrobe. Door to ...

EN-SUITE SHOWER ROOM. Vanity shelf with inset washbasin. Low flush W.C. Tiled shower cubicle with electric shower. Radiator. Double glazed window. Wood laminate flooring.

BEDROOM 2 11' 4" plus door recess x 8' 4" (3.45m x 2.54m). A dual aspect room with double glazed windows. Radiator.

BEDROOM 3 9' 10" x 9' 8" (2.99m x 2.94m) plus depth of wardrobes. Built-in double door wardrobe. Radiator. Double glazed window overlooking rear and enjoying views to the rolling hills.

BEDROOM 4 8' 9" x 7' 2" (2.66m x 2.18m). Radiator. Double glazed window.

BATHROOM. Modern white suite of panelled bath, pedestal washbasin and low flush W.C. Radiator. White wall tiling with pale grey feature tiles. Double glazed windows.

OUTSIDE Driveway, with parking for 2 cars, leading to

DETACHED PITCHED ROOF GARAGE 18' 4" x 9' 4" (5.58m x 2.84m) Up-and-over door. Side personal door. Power and light.

FRONT GARDEN with pedestrian approach path.

SIDE AND REAR GARDEN. Paved patio adjacent to Lounge. The garden enjoys a sunny aspect but is currently over-grown and would require some general maintenance.

ENERGY RATING: D

COUNCIL TAX BAND : E



LAYOUT GUIDE ONLY

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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