



Hookhills Road, Broadsands Park, Paignton, TQ4 7LR

EricLloyd
&Co.

EricLloyd

www.erictlloyd.co.uk

£295,000 Freehold

A well-presented detached bungalow situated in a highly sought after area close to shops and amenities.

This **TWO BEDROOM DETACHED BUNGALOW** is located in a popular, highly desirable level location adjacent to the convenient shopping facilities at Cherry Brook Square which include pharmacy, bakery, newsagents and large Co-Op along with Doctor and Dental surgeries. A local bus service is close at hand for access into both Brixham and Paignton town centres along with the surrounding area. The bungalow which is deceptive at first glance has ample driveway parking and landscaped front and rear gardens for ease of maintenance, the rear garden is enclosed with gated access at the side of the bungalow.

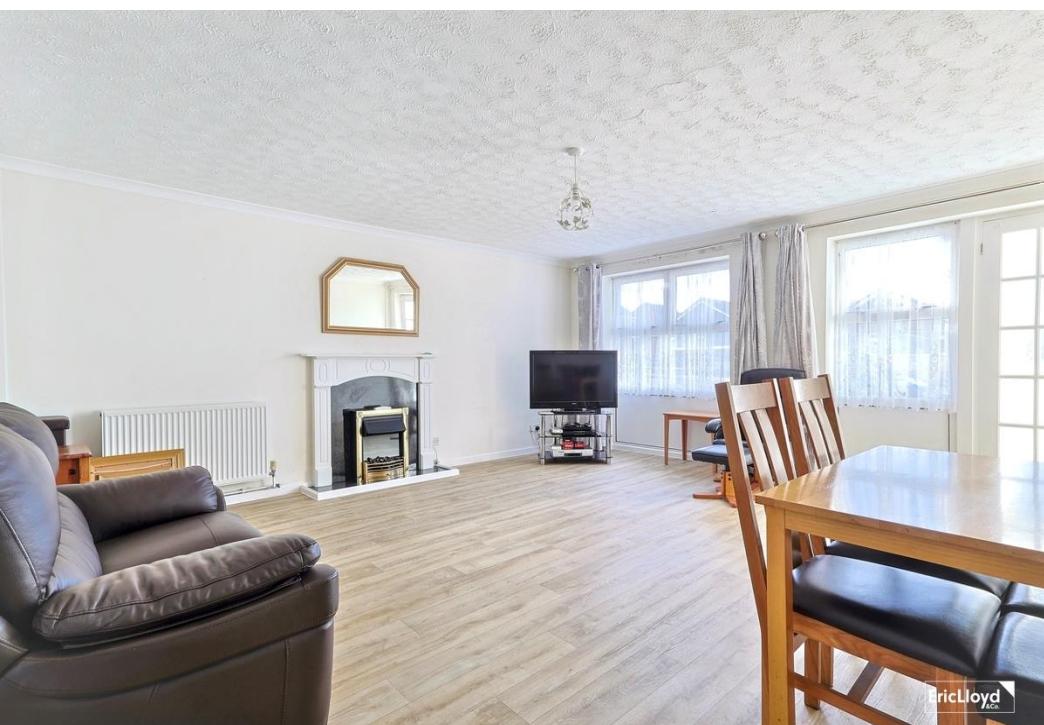
Internally a front entrance porch opens to a good size lounge/dining room which has vinyl wood effect flooring and a feature fire surround with electric fire. The full height window allows plenty of natural light into the living space.

An inner hall gives access to the larger than average kitchen/breakfast room which has been altered to incorporate the original second bedroom space, (this could be reverted if a purchaser required). The kitchen is fitted with a range of white faced wall and base cupboards, contrasting working surfaces and tiled surrounds, there is a freestanding 'Stoves' cooker in place and ample space for white goods. A useful rear porch leads off the kitchen to the rear garden.

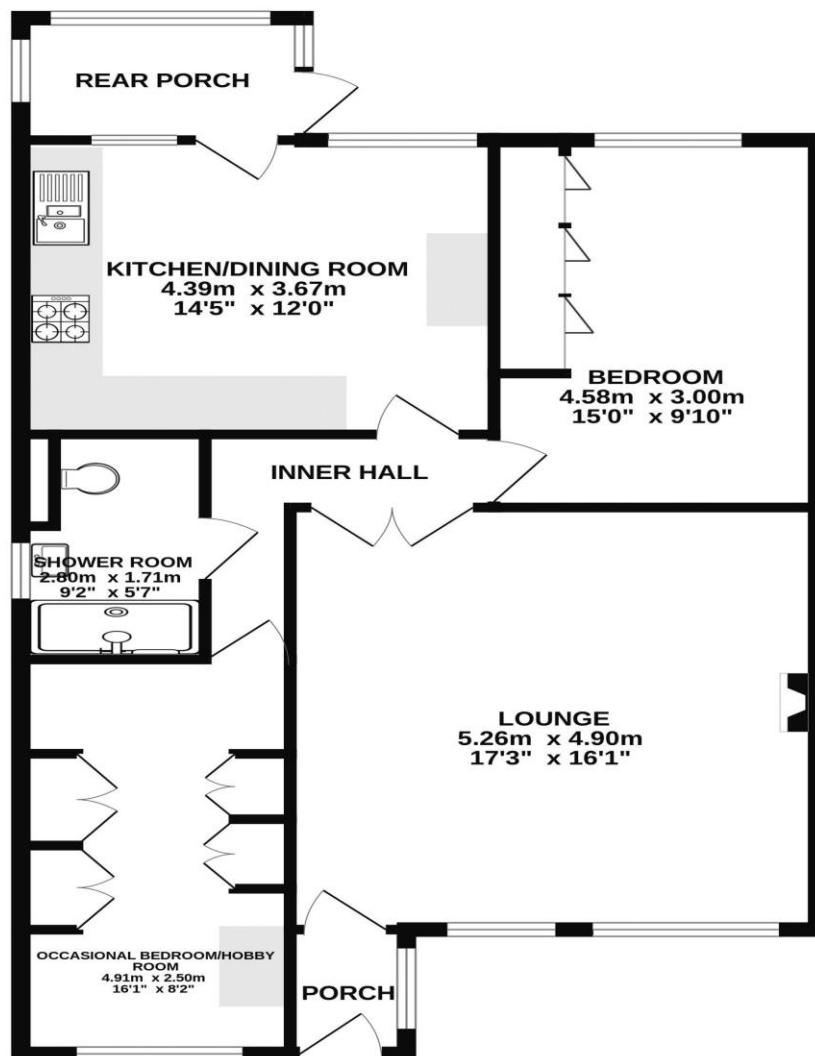
A wet room is also accessed from the inner hallway which comprises: shower area with independent electric shower vanity unit with washbasin and W.C.

The original garage has been converted to a hobby room or occasional single bedroom, there are cupboards fitted housing gas and electric meters and also a 'Baxi' combination boiler which was replaced in November 2025. Double glazing is installed throughout.

In summary this super bungalow is ideally placed close to shops and facilities and offers a most comfortable home, close to transport links, ideal for retirement with low maintenance upkeep. Offered for sale with **NO ONWARD CHAIN**.



GROUND FLOOR
82.1 sq.m. (884 sq.ft.) approx.



TOTAL FLOOR AREA: 82.1 sq.m. (884 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





ENERGY PERFORMANCE RATING: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that the following mobile providers provide this info for mobile performance.
THREE 82% / EE 78% / VODAAPHONE 70% / o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

COUNCIL TAX BAND: C

01803 844466

6 Churston Broadway, Broadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.