



Hound Tor Close | Paignton | TQ4 7SJ

Offers Over £300,000

A three bedroom detached home located in the extremely sought after location of Hookhills, Paignton. The property boasts ample space with a bright welcoming hallway, a large living room through to dining room, a kitchen, downstairs WC, three bedrooms, a family bathroom, off road parking, a garage and level enclosed rear gardens. The home is closely situated to a variety of schools, colleges, supermarkets, retail parks, Brixham town and more. The property is being offered with no onward chain!

- NO CHAIN!
- DETACHED HOME
- GARAGE
- OFF ROAD PARKING
- SUNNY REAR GARDENS

ENTRANCE HALLWAY A uPVC double glazed front door opening into a bright and welcoming entrance hallway with doors leading to the adjoining rooms, stairs rising to the first floor, thermostat heating control, overhead pendant lighting, cupboard housing the Worcester combination boiler and a further under stairs deep storage cupboard as well as a gas central heating radiator.

DOWNSTAIRS WC A low-level flush WC and a vanity wash hand basin with fitted storage below, overhead lighting, uPVC obscure double glazed window and a gas central heating radiator.

KITCHEN - 4.01m x 2.24m (13'2" x 7'4") A generously sized kitchen with a range of overhead, base and drawer units with granite effect roll edged worksurfaces above. A 1.5 bowl composite sink and drainer unit, complimentary tile backsplash, space and plumbing for a washing machine and dishwasher, and electric Hotpoint oven with a four ring induction hob and extractor hood above. uPVC double glazed window and a uPVC double glazed door leading out to the rear gardens. Gas central heating radiator.

LIVING ROOM - 6.32m x 4.04m (20'9" x 13'3") An incredibly large and light filled family living room with space for an abundance of furniture, television and Internet point, double aspect double glazing with a uPVC double glazed window to the side aspect and uPVC double glazed sliding patio doors leading out to the rear gardens. Two gas central heating radiators and an archway leading into:-

DINING ROOM - 2.59m x 2.54m (8'6" x 8'4") A spacious dining room with space for a six seater dining table coming off of the living room, ideal for entertaining, a deep uPVC double glazed window and a gas central heating radiator.

Address 'Hound Tor Close, Paignton, TQ4 7SJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '72 | C'

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FIRST FLOOR

BEDROOM ONE - 4.04m x 2.64m (13'3" x 8'8") A generously sized master bedroom to the rear aspect of the home overlooking the well maintained rear gardens. Space for a variety of furniture, a built in wardrobe, uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.84m x 2.95m (12'7" x 9'8") A further incredibly sized double bedroom, built in wardrobe, two uPVC double glazed windows and a gas central heated radiator.

BEDROOM THREE - 2.74m x 2.64m (9'0" x 8'8") A smaller double bedroom to the front aspect of the home. Space for a variety of furniture, uPVC double glazed window and a gas central heated radiator.

BATHROOM A spacious family bathroom with a three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. A wall mounted medicine cabinet, tiled walls, shaver point. uPVC obscure double glazed window and a gas central heated radiator.

AIRING CUPBOARD

OUTSIDE

REAR GARDEN A wonderfully sized almost level rear garden with two sizeable patio areas ideal for alfresco dining and entertaining, a large lawn section as well as a pebble stones area. A variety of mature plants, door leading into the garage and a shed.

FRONT Off road parking for a vehicle in front of the garage.

GARAGE Metal up and over door, overhead lighting, power points and a courtesy door leading into the garden.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.