



Venford Close | Hookhills | Paignton | TQ4 7SE

Asking Price Of £179,950

A one bedroom linked house situated in the highly popular Hookhills location, served by local shops, bus services and doctors surgery. The property whilst requiring some updating does benefit from gas central heating, uPVC double glazing and conservatory to the rear. No forward chain.

- ONE BEDROOM HOUSE
- POPULAR HOOKHILLS LOCATION
- QUIET CUL-DE-SAC
- SMALL GARDENS
- NO CHAIN

uPVC double glazed front door to:-

ENTRANCE PORCH Combi gas boiler for central heating and domestic hot water. Door to:-

ENTRANCE HALLWAY Opening onto:-

KITCHEN - 2.29m x 2.31m (7'6" x 7'7") Range of white fronted units comprising sink unit with cupboards below; adjoining roll edged work tops with a range of cupboards and drawers under. Matching wall units above. Plumbing for washing machine, uPVC double glazing and a cooker point.

LOUNGE - 43.97m max x 3.33m (144'3" x 10'11") Wood effect flooring, central heating radiator, uPVC double glazed window and door.

CONSERVATORY uPVC double glazed windows and door.

FIRST FLOOR LANDING Doors leading to:-  
BEDROOM - 3.3m x 3.3m (10'10" x 10'10")  
Range of built in wardrobes, uPVC double glazing and access to insulated loft space.



BATHROOM Comprising panelled bath with electric shower and screen. Pedestal wash and basin. Low level WC.

OUTSIDE Small front garden.

REAR GARDEN Patio garden with gate to rear.

Address 'Venford Close, Hoookhills,  
Paignton, TQ4 7SE'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

### Contact Details

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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.