



2A Venford Close, Paignton, TQ4 7SE  
Freehold House - Semi-Detached  
Asking Price £269,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Located in the highly sought-after area of Hookhills is this deceptively spacious 2-bed semi-detached house. The property has been extended to the rear, creating a good-sized extra living space opening directly onto a very sunny south-westerly facing garden. The extension has also created integral access into the spacious garage with a loft hatch giving access to extra storage. This garage offers a great opportunity for those looking to extend the property or create another bedroom space if required.

The property is framed by the quiet cul-de-sac with a pretty front garden with a lawn and planted beds. There is a good-sized driveway in front of the garage for a large vehicle and ample additional street parking available.

The property is accessed via an open porch leading to a bright entrance hallway where you can find the kitchen just off on the right. A good-sized kitchen with ample worktop space, space for a freestanding oven, and space for a washing machine and fridge freezer.

The entrance hallway leads to a good-sized living room, formerly the lounge; this now opens out into the spacious lounge diner that has direct access to the rear garden via French-style double doors. There is a doorway leading to an inner hallway that gives integral access to the garage and offers a good amount of extra storage space.

On the first-floor landing, you can find the access hatch to the loft which is boarded down the centre offering extra useful storage space. The main bedroom is located to the rear of the property, a good-sized double with a built-in airing cupboard housing the on-demand hot water cylinder with a timer. The second bedroom is a good-sized single, and there is a shower room adjacent.

To the rear, there is a good-sized sun deck arranged over two levels, a patio area at the base of the garden, and a gravelled pathway that leads to the lawn and a useful storage area to the side of the extension.

Under the Estate Agents Act 1979 (provision of information regulation 1991), we are required to point out that the vendor of this property is a family member of an employee of L J Boyce Ltd.

**Council Tax Band: C**



- Deceptively Spacious Semi Detached House
- Large Living Room & Lounge Diner
- Highly Sought After Cul De Sac
- Enclose South West Facing Rear Garden
- Good Size Drive & Garage
- 2 Bedrooms
- Plenty Of Further Scope
- PVC Double Glazing & Storage Heaters

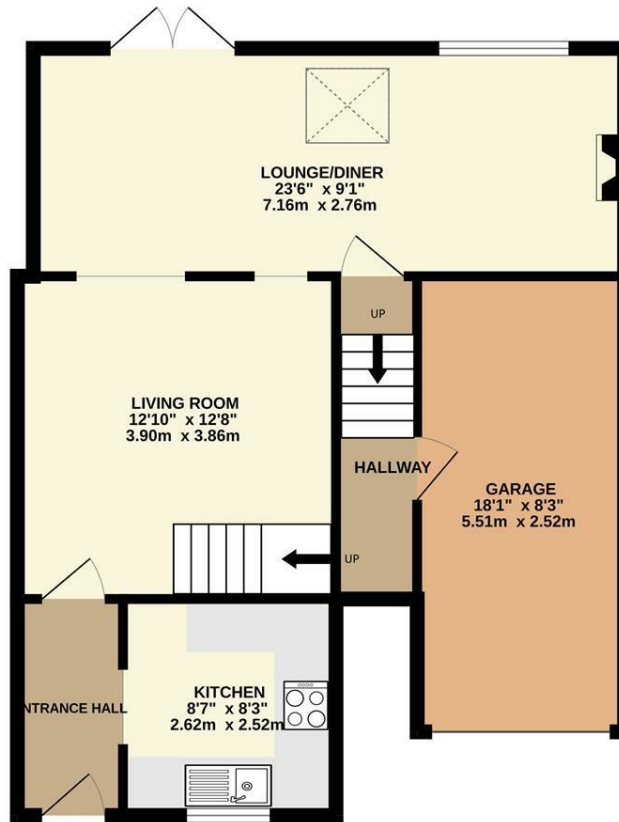


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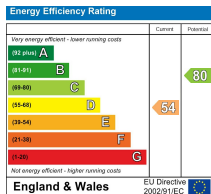
GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) 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.  
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1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.

Current EPC Rating: E



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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