

PORTICO ENTRANCE.

Double glazed door and matching side panels.

LARGE ENTRANCE HALL.

An impressive entrance hall with tiled floor and large fitted mirror. Airing cupboard housing hot water cylinder. Storage cupboard. Doors to:

CLOAKROOM/W.C.

Low level W.C. and pedestal wash basin. Tiled flooring.

LIVING ROOM. 16' 10" x 12' 9" (5.13m x 3.88m)

Large double glazed bay window to front with deep window cill. Marble fireplace and hearth with fitted coal effect gas fire. Glazed doors to the conservatory and dining room.

CONSERVATORY. 10' 2" x 13' 2" (3.10m x 4.01m)

Tiled flooring. Double glazed windows and French doors.

DINING ROOM. 10' 11" x 14' 5" reducing 10' 11" (3.32m x 4.39m reducing to 3.32m)

Double glazed window to side. Door to

KITCHEN/BREAKFAST ROOM. 23' 11" x 13' 7" (7.28m x 4.14m) max.

A large room with an extensive range of fitted white faced wall and base cupboards, display cupboards and shelves. Roll edge working surfaces with inset stainless steel sink and drainer. Integral fridge/freezer and dishwasher. Built in eye level electric double oven/grill. Four burner gas hob with cooker hood over. Tiled surrounds and tiled floor continuing. Breakfast bar area and ample room for a table. Conservatory style feature window and french doors opening to the rear garden. Door to:

UTILITY ROOM. 9' 3" x 7' 4" (2.82m x 2.23m)

Fitted worktops and cupboards. Space/plumbing for washing machine and tumble dryer. Inset stainless steel sink and drainer. Double glazed window and door to rear. Ideal boiler.

BEDROOM 1. 14' 4" x 14' 1" (4.37m x 4.29m)

Double glazed window to front. Fitted wardrobes and display shelves. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising corner shower enclosure with fitted Mira shower. Beech effect vanity unit with inset washbasin and concealed flush W.C. Display shelf. L.E.D. mirror. Extractor fan. Tiled walls.



BEDROOM 2. 13' 8" x 10' 10" (4.16m x 3.30m)

Fitted wardrobes and display shelves. Built in shelved cupboard. Double glazed window to rear.

SHOWER ROOM/W.C.

Comprising double shower enclosure, fitted Mira shower. Low level W.C. and pedestal wash basin. L.E.D. mirror. Tiled surrounds. Double glazed window.

OUTSIDE. Part paved and part gravelled driveway leads to:

ATTACHED DOUBLE GARAGE. 22' 0" x 17' 7" (6.70m x 5.36m) max overall.

Electrically operated roller door to front. Light and power points. Electric and gas meters. Door to the rear garden. **GARDENERS W.C.**

FRONT GARDEN.

Laid mainly to lawn with flower borders surrounding. Patio terrace with as dwarf wall surrounding.

REAR GARDEN.

A super, enclosed and private rear garden again mainly laid to lawn with various flower borders, inset shrubs and specimen trees. Patio seating area with feature archway.

ENERGY RATING: E

COUNCIL TAX BAND: E

BROADBAND AND MOBILE COVERAGE.

The Ofcom website indicates that Standard and super fast broadband is available in this area. Please check coverage with your mobile provider.



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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Hookhills Gardens, Paignton, TQ4 7NQ



LAYOUT GUIDE ONLY – NOT TO SCALE



A spacious and well appointed superior **DETACHED BUNGALOW** situated in a desirable and quiet cul de sac which is 'on the level' and within close proximity of local shops at Churston Broadway and Cherry Brook Square which both include pharmacies and convenience stores, there is also a sub post office and library at Churston Broadway. Doctor and Dental surgeries are also at Cherry Brook along with a regular bus service into town. Churston Golf Club is within walking distance as well as the coastline and coastal footpath at Broadsands. Little Garth offers generous and well planned accommodation, with approx.. 145 Square metres of versatile and flexible space, there is a lovely bay windowed living room which leads to a good size conservatory at the side of the bungalow. A formal dining room leads to a huge kitchen/breakfast room which has a utility room off. The two double bedrooms have fitted wardrobes and the principal bedroom has an en suite shower room/w.c.. A third bedroom could be added with some reconfiguration if required. There is also a further cloakroom/w.c. and shower room/w.c. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended. **NO ONWARD CHAIN**. Outside, the bungalow are front and rear gardens, which are mainly laid to lawn, driveway parking and an attached **DOUBLE GARAGE**.

£600,000 Freehold