

Hound Tor Close, Hookhills, Paignton, TQ4 7SJ



Nestled in the Hound Tor Close cul-de-sac, within the Hookhills neighborhood this **THREE BEDROOM SEMI-DETACHED HOUSE** has been superbly presented throughout creating a real contemporary feel. As you enter you are welcomed by the entrance porch and into the hallway, from here you can access the kitchen with integrated appliances and external door to side access, as well as integral garage. The spacious lounge / dining room is a bright and spacious room with wood effect tiled floor and double opening French doors to the superb conservatory enjoying open views and a sunny aspect. A real feature of the property is the bathroom, with his and hers counter top sinks, corner bath and separate shower with rainfall head. The first floor also provides three double bedrooms with the larger two enjoying open views. Driveway parking is complimented by an inset front lawn and gated access to the rear garden, which enjoys a sunny South Westerly aspect enjoyed best from the patio adjacent to the conservatory overlooking the lower lawn. Internal viewing is highly recommended.

£339,000 Freehold

PORCH

Upvc front door. Space for shoes. Window to side and upvc glazed door to:

ENTRANCE HALL

Radiator. Stairs to first floor.

KITCHEN 13' 11" x 7' 0" (4.24m x 2.13m)

Wood effect wall and base units with stone effect worktops. Tiled splashback. Stainless steel sink and drainer. Four ring induction hob with cooker hood over and electric double oven and grill under. Integrated Fridge. Space for dishwasher. Wall mounted gas fired boiler. Tiled floor. Window to front and upvc door to side.

LOUNGE/DINER 18' 10" x 10' 4" (5.74m x 3.15m)

Spacious room with double opening french doors to Conservatory. Central gas fireplace with stone effect surround and wooden mantle. Radiator. Wood effect tiled floor.

CONSERVATORY 9' 9" x 9' 7" (2.97m x 2.92m)

Upvc double opening French doors to garden. Upvc windows to three sides. Wood effect tiled floor. Tinted glass roof.

FIRST FLOOR - LANDING

Loft hatch.

BEDROOM 1 13' 5" x 10' 6" (4.09m x 3.20m)

Spacious double room with two windows to rear with open views. Radiator.

BEDROOM 2 11' 1" x 10' 6" (3.38m x 3.20m)

Double room with window to front. Radiator.

BEDROOM 3 10' 6" x 8' 0" (3.20m x 2.44m)

Window to rear with open views. Radiator.

BATHROOM 7' 10" x 7' 9" (2.39m x 2.36m)

Large corner bath. Shower cubicle with rainfall shower head and hand held head. Close coupled W.C. Vanity unit with his and hers counter top sink. Large mirror fronted wall hung vanity unit. Tiled walls. Tiled floor. Two windows to front.

OUTSIDE

FRONT GARDEN

Driveway parking. Inset lawn. Gated access to rear.

GARAGE 10' 4" x 8' 2" (3.15m x 2.49m)

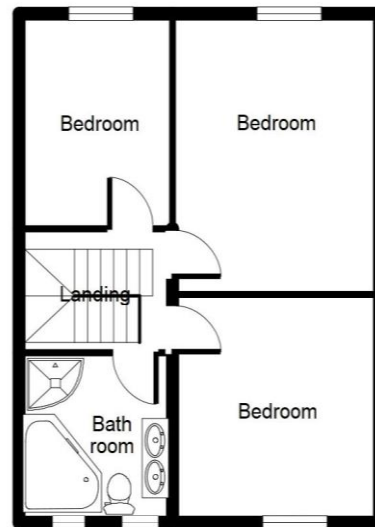
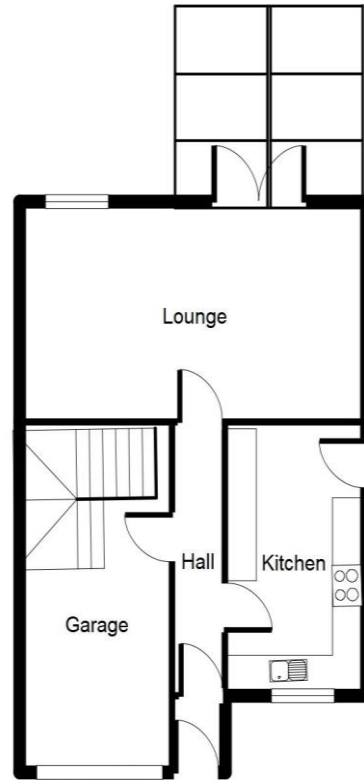
Power and light. Electric consumer unit. Gas meter. Space for washing machine and tumble dryer. Currently used for storage.

REAR GARDEN

Patio area adjacent to Conservatory enjoying a sunny aspect and open views. Central lawn with border flower beds. Gated access to front.

COUNCIL TAX BAND: C

EPC RATING: D



LAYOUT GUIDE ONLY – NOT TO SCALE

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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