

## Freshwater Drive, Hookhills, Paignton, TQ4 7SD



A well presented **DETACHED** two bedroom **BUNGALOW** located in the popular Hookhills area of Paignton, having local shopping facilities and amenities within walking distance which include doctor and dental surgeries and pharmacy at Cherry Brook Square. A local bus service runs along the end of the road to the surrounding area and Paignton town center.

The bungalow offers a most comfortable home, having a good size lounge/dining room with fitted kitchen leading off along with two double bedrooms with built in wardrobes and shower room/w.c. Outside there is ample driveway parking and a detached garage along with small garden to the front. The super rear garden is of good size and mainly laid to lawn with two horse chestnut trees.

Offered for sale with **NO CHAIN**. Viewing advised.

### £339,950 Freehold

**ENERGY RATING: D**

**ENTRANCE HALL.**

Cloaks cupboard. Linen cupboard. Loft access hatch.  
Radiator. Doors to:

**LOUNGE/DINING ROOM.**

**18' 0" x 11' 2" (5.48m x 3.40m)**

Double glazed patio door and window overlooking and opening to the rear garden. Reformite stone and brick faced fireplace. Two radiators. Door to:

**KITCHEN. 9' 11" x 7' 4" (3.02m x 2.23m)**

Cream faces wall and base cupboards, wood effect working surfaces and inset stainless steel sink and drainer with mixer tap over. Built in electric oven, hob and cooker hood over. Spaces for fridge, freezer and washing machine. Double glazed window overlooking the rear garden.

**BEDROOM 1. 11' 4" x 10' 3" + door recess  
(3.45m x 3.12m)**

Built in double wardrobes. Radiator. Double glazed window to front.

**BEDROOM 2. 9' 10" x 8' 10" (2.99m x 2.69m)**

Double glazed window with deep cill to front. Built in single wardrobe.

## SHOWER ROOM/W.C.

Comprising double shower enclosure with fitted mains shower. Close coupled W.C. Pedestal wash basin with shelf and mirror over. Tiled surrounds. Heated towel rail. Double glazed window.

## OUTSIDE

**FRONT.**

The front garden has a small lawn with inset shrub.  
Pathway with gate to the rear garden. Driveway leads to:

**DETACHED GARAGE. 18' 1" x 8' 9"**  
**(5.51m x 2.66m)**

Up and over door to front. Light and power points.  
Pitched roof storage.

**REAR GARDEN.**

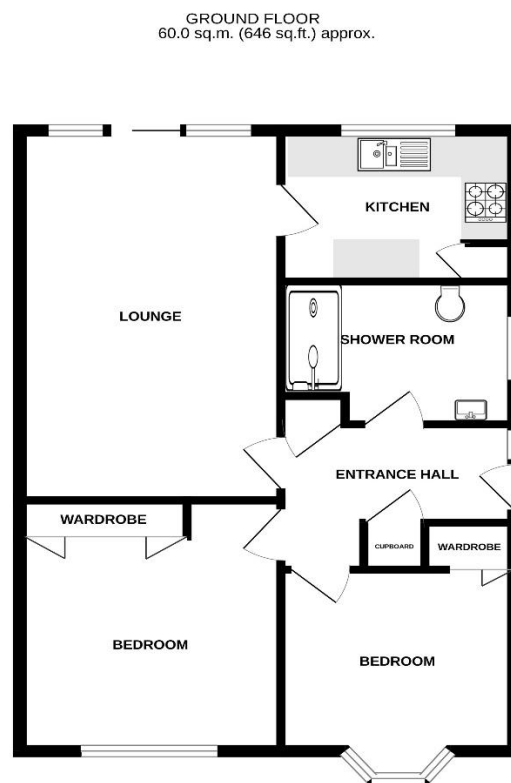
Super rear garden mainly laid to lawn with shaped flowerbeds and two horse chestnut trees. Paved seating area adjacent to the bungalow.

**COUNCIL TAX BAND: D**

**NOTE:**

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

All mains services are connected to this property.



**TOTAL FLOOR AREA: 60.0 sq.m. (646 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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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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