

Fox Tor Close, Hookhills, Paignton, TQ4 7SQ



A spacious, two bedroom **DETACHED BUNGALOW** located in the popular Hookhills area of Paignton, with local shops close by at Cherry Brook Square which include doctor and dental surgeries and pharmacy, and also shops and sub post office at Churston Broadway. A regular bus service passes the end of the road.

The bungalow sits at the end of a cul de sac in a quiet walkway position and has part landscaped front and rear gardens, there is also a single garage in a separate block with parking to front.

Internally the accommodation offers large lounge/dining room which leads to a super sun lounge at the rear which overlooks the pretty rear garden. The kitchen is fitted with cream faced units and has an outlook to the front. There are two double bedrooms, one with a built in wardrobe and a shower room/w.c. with large walk in shower. Double glazing is installed along with gas fired central heating.

For sale with **NO ONWARD CHAIN**. Viewing is highly recommended.

£325,000 Freehold

ENTRANCE PORCH.

With double glazed sliding entry door, tiled floor and courtesy light.

ENTRANCE HALL.

Radiator. Cupboard housing 'Baxi' boiler with ample storage space. Loft access hatch. Doors to:

LOUNGE/DINING ROOM. 20' 6" x 14' 3" reducing to 11' (6.24m x 4.34m) .

Double glazed window to front and rear and sliding patio doors opening to the conservatory. Laminate flooring. Two radiators. Stone faces fireplace and hearth with remote control fitted gas fire.

CONSERVATORY ('L' Shaped). 9' 10" x 15' 4" (2.99m x 4.67m) max.

Solid roof with skylight window. Double glazed door and windows overlooking and enjoying the rear garden. Laminate flooring. Radiator.

KITCHEN. 7' 9" x 9' 11" (2.36m x 3.02m)

Fitted with a range of cream faced wall and base cupboards and roll edge working surfaces with inset stainless steel sink and drainer. Belling free standing electric cooker with cooker hood over. Space for fridge/freezer and space/plumbing for washing machine. Radiator. Double glazed window to front.

BEDROOM 1. 12' 1" x 10' 0" (3.68m x 3.05m)

Built in double wardrobe. Radiator. Double glazed window to rear.

BEDROOM 2. 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to rear. Radiator.

SHOWER ROOM/W.C.

Comprising large walk in shower with glazed screen and door to side. Half pedestal wash basin and low level w.c. Tiled walls. Airing cupboard housing hot water cylinder. Shaver point. Radiator.

OUTSIDE.

To the front of the bungalow there is a landscaped garden with inset shrubs. A pathway and gate at side gives access to the rear garden.

REAR GARDEN.

A super rear garden which enjoys a sunny aspect. The garden again is mostly landscaped for ease of maintenance with a small lawn and raised flowerbeds. There is a low stone wall and beech hedging to the rear boundary. Garden Shed.

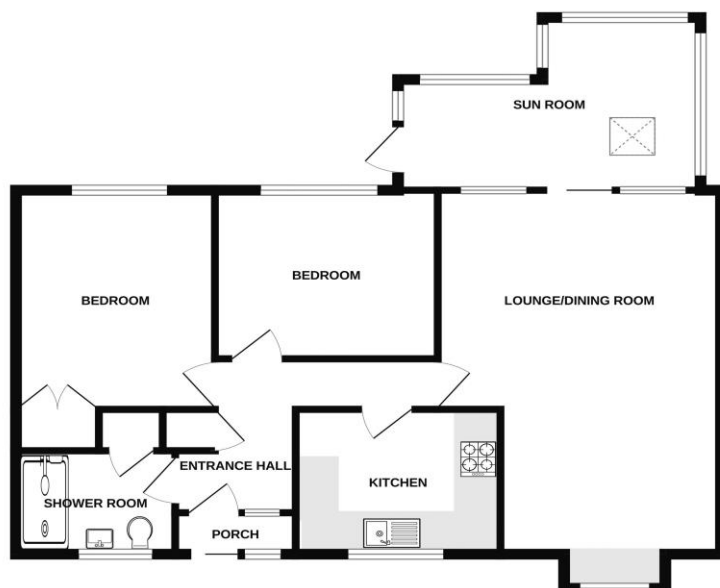
GARAGE & PARKING.

A single garage is located in a block of three just by the walkway to number 8. The garage has an up and over door and pitched roof storage space. There is a parking space to the front of the garage.

COUNCIL TAX BAND: D ENERGY RATING: D

NOTE: The property is connected to all mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider about mobile coverage.

GROUND FLOOR
78.2 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA: 78.2 sq.m. (841 sq.ft.) approx.
While 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.
Please call Message 10225



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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