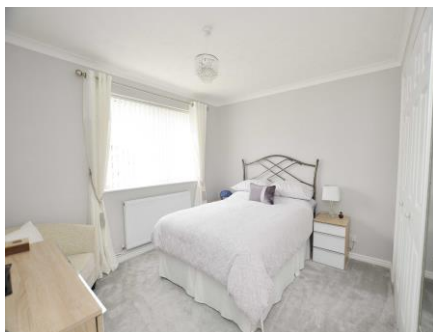


Freshwater Drive, Hookhills, Paignton, TQ4 7SD



An immaculately presented, **TWO BEDROOM DETACHED BUNGALOW** located in the sought after Hookhills area of Paignton.

This super, light and bright bungalow decorated in neutral decor really is superb throughout, the smart, modern kitchen has soft grey units and offers ample space, the lounge/dining room which has a feature fireplace opens to a conservatory overlooking the garden. There is a large shower room/w.c. with double size walk in shower and two most comfortable double bedrooms both with built in wardrobes. Gas fired central heating is installed along with double glazing.

Outside are gardens to three sides which are mainly laid to lawn and a single garage with parking to the front. Freshwater Drive is ideally situated a short walk away from Cherry Brook Square which has a large Co-Op, Bakery, Pharmacy and Doctor Dental surgeries. A bus runs along Hookhills Road with links to Brixham and Paignton Town Centres. Hookhills Community Centre which offers many activities is also close-by.

£345,000 Freehold

ENTRANCE HALL.

Welcoming entrance hall with useful cloaks/storage cupboard, loft access hatch and radiator.

LOUNGE/DINING ROOM. 18' 0" x 11' 2" (5.48m x 3.40m)

A most comfortable and generous size room with two radiators and feature fireplace with inset electric fire. Door to kitchen. Double glazed window and sliding patio doors to:

CONSERVATORY. 11' 1" x 6' 4" (3.38m x 1.93m) approx.

Overlooking the garden this is a super sunny room to sit and relax in with double glazed windows, glazed roof and door leading out to the garden.

KITCHEN. 9' 11" x 7' 3" (3.02m x 2.21m)

Modern fitted kitchen with soft grey faced wall and base cupboards and quartz effect working surfaces with inset stainless-steel sink and drainer. 'Metro' tiled surrounds. Built in electric oven with hob and cooker hood over. Concealed 'Baxi' boiler. Spaces for fridge/freezer and washing machine. Double glazed window to rear.

BEDROOM 1. 11' 3" x 12' 1" (3.43m x 3.68m) max.

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

BEDROOM 2. 9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to front aspect. Radiator. Built in wardrobe.

SHOWER ROOM/W.C.

Comprising double size walk in shower, white vanity unit with inset washbasin and mixer tap over. Low level W.C.. Heated towel rail. Tiled walls. Double glazed window.

OUTSIDE. The bungalow has two small lawns with stone chipped borders to the **FRONT** and **SIDE** with a gate opening to the rear of the property and garden. The **REAR GARDEN** is arranged in a 'L' shape with predominantly lawned areas and various flowerbeds, the garden leads down to a fence and gated garden beyond with Palm Tree and hydrangeas. A sunny, private patio seating area is adjacent to the bungalow.

GARAGE. 18' 3" x 8' 8" (5.56m x 2.64m)

Up and over door to front. Light and power points. Pitched roof storage. Double glazed window to rear.

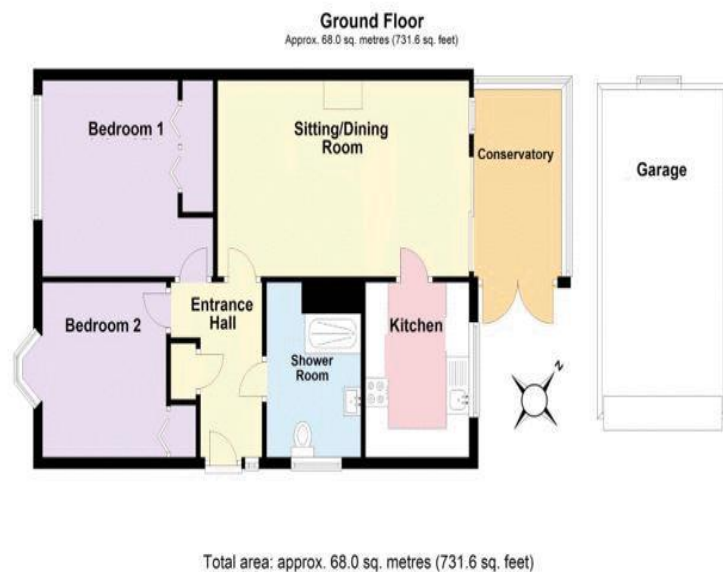
PARKING.

There is parking to the front of the garage.

ENERGY RATING: D

COUNCIL TAX BAND: D

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



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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