

## Steed Close, Hookhills, Paignton, TQ4 7SP



Located in the desirable area of Hookhills this **TWO BEDROOM DETACHED BUNGALOW** is within reach of local amenities and bus service to the surrounding areas and towns of Brixham and Paignton. Cherry Brook Square is within walking distance and has a large Co-Op Pharmacy and Bakery along with Doctor/Dental surgeries.

The bungalow offers two double bedrooms, both of which have built in wardrobes, bathroom/w.c. and lounge/dining room with patio door to rear opening to the southerly facing rear garden and terrace. The good size kitchen is fitted with a comprehensive range of units and again looks over the rear garden. Gas fired central heating is installed along with double glazing.

Outside provides ample driveway parking and a detached garage along with front and rear gardens. Viewing is recommended. For sale with **NO UPWARD CHAIN**

### £325,000 Freehold

### ENTRANCE HALL.

Double glazed entrance door to entrance hall with built in cloaks cupboard and airing/linen cupboard housing the hot water cylinder.

### LOUNGE/DINING ROOM.

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

Marble style fire surround with fitted coal effect gas fire. Two radiators. Double glazed sliding patio door with matching window to side opening to a raised terrace with steps down to the rear garden. Door to:

### KITCHEN.

**9' 10" x 7' 4" (2.99m x 2.23m)**

Fitted range of beech effect wall and base cupboards and complimentary working surfaces with inset one and a quarter bowl sink and drainer. Built in electric double oven/grill and four burner gas hob to side with integral cooker hood over. Integral dishwasher. Spaces for fridge and washing machine. Cupboard housing Worcester boiler. Tiled surrounds. Double glazed window overlooking the rear garden.

### BEDROOM 1.

**11' 4" x 12' 0" (3.45m x 3.65m)**

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

### BEDROOM 2.

**9' 10" x 8' 11" (2.99m x 2.72m)**

Double glazed window to front. Radiator. Built in wardrobe and further fitted wardrobe and dressing table.

### BATHROOM/W.C.

Suite of panelled bath with independent electric shower over. Low level W.C. Vanity shelf with cupboards below and inset washbasin. Radiator. Obscured double glazed window.

### OUTSIDE

Wide brick paved driveway to front providing ample parking space leading to:

### DETACHED GARAGE.

**18' 0" x 9' 5" (5.48m x 2.87m)**

Electrically operated roller door to front. Light and power points.

### GARDENS.

The front garden is neatly arranged as lawn with planted borders and Palm Tree. A gate at the side of the property opens to the rear garden which enjoys a sunny southerly aspect.

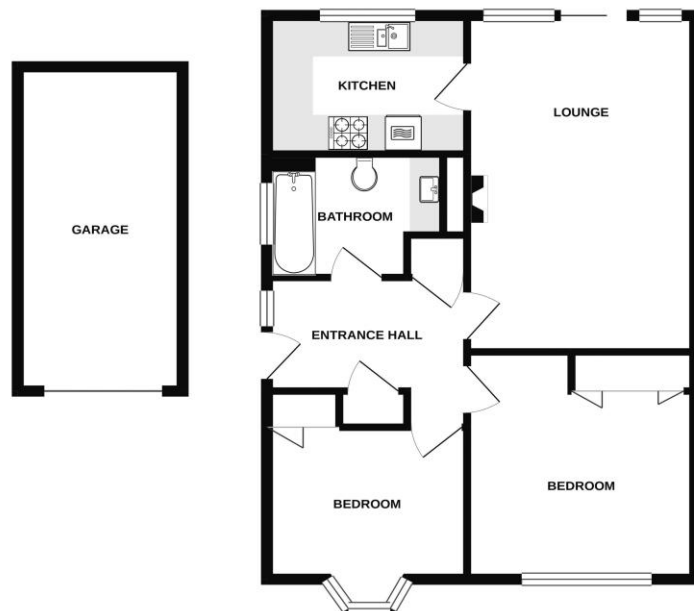
The garden is enclosed and offers good privacy. There is a level lawn with shrubs and plants bordering. Patio seating area. Water Tap. Steps up to raised terrace (also accessed off the lounge).

### COUNCIL TAX BAND: D

### ENERGY RATING: C

**NOTE:** The Ofcom website indicates that standard, superfast and ultrafast broadband is available in the area and mobile signal is likely.

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.  
Made with floorplan 1/2021



### 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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