



Blackbrook Avenue, Hookhills, Paignton, TQ4 7ND

Eric Lloyd
&Co.

www.ericlloyd.co.uk



£325,000 Freehold

A well-Presented **THREE BEDROOM TERRACED BUNGALOW**, adapted for Wheelchair Accessibility and Wet Room, Conservatory and three bedrooms. Excellent location close to amenities.

Perfectly positioned in a highly convenient and level setting, this bungalow presents an appealing opportunity to acquire a well-maintained bungalow in the ever-popular Hookhills area of Paignton.

The property sits just a short stroll from Cherry Brook Square, offering everyday essentials including a doctors surgery, dental practice and local shops. A regular bus service is just around the corner ensuring easy access to Paignton, Brixham, and surrounding areas.

This spacious bungalow has been thoughtfully adapted to accommodate wheelchair users, with some wider internal doorways allowing smooth movement throughout, and a full wet room designed for ease of use while still providing both a bath and a dedicated shower area.

These thoughtful adaptations blend seamlessly with the rest of the property, ensuring accessibility without compromising comfort or style.

The accommodation begins with a welcoming entrance porch leading to the generous lounge, a bright and comfortable living space featuring a decorative fireplace with an electric fire, perfect for creating a cosy focal point. From here, there is access to Bedroom 3, a double room created from the former garage, offering fantastic flexibility for use as a bedroom, hobbies room, office, or additional living space depending on personal needs.

The kitchen is modern and well arranged, fitted with cream-fronted units, wood-effect worktops, and good storage options. Included in the sale are the electric cooker, washing machine, and fridge/freezer, making this kitchen immediately usable for a new owner.

A particularly attractive feature is the conservatory located directly off the kitchen a versatile space ideal as a dining area, second sitting room, or simply a peaceful spot to enjoy views of the garden. An inner hallway leads to two further bedrooms.

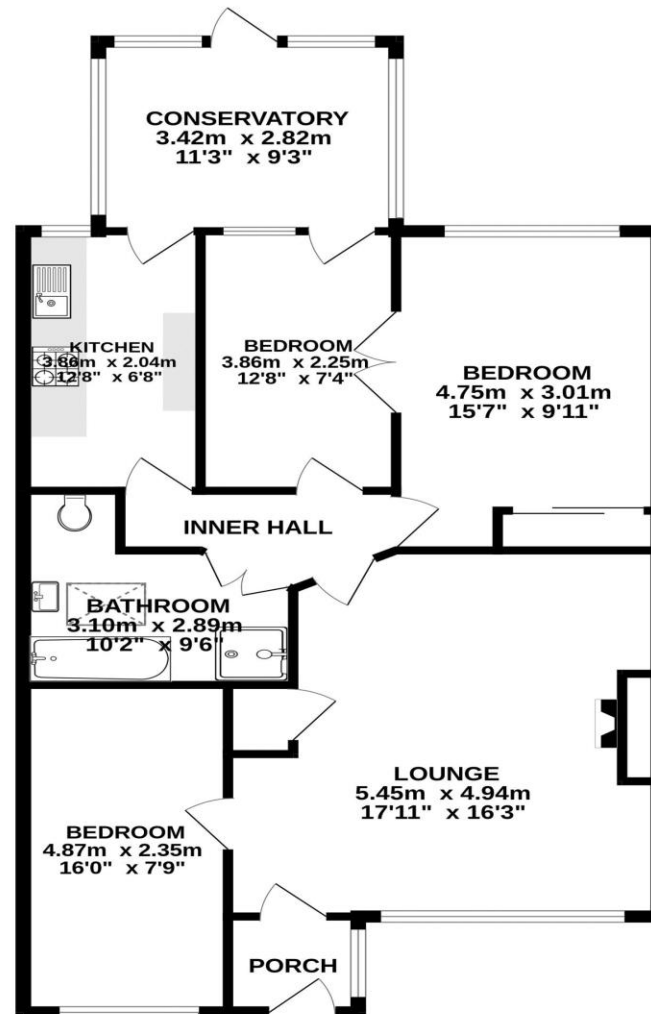
The principal bedroom benefits from a fitted double wardrobe offering excellent storage, while the remaining bedroom has a useful door opening into the conservatory, adding potential for multi-use living arrangements if required. The wet room is impressively sized and fully equipped with panelled bath, open shower area, and the necessary fittings to support comfortable and accessible bathing for all ages and mobility needs. This room has been sensibly designed and remains one of the bungalows key features.

Externally, the property continues to impress. To the front, ample parking space has been created, making it ideal for those with multiple vehicles or visiting family. The rear garden has been landscaped for ease of maintenance, with level areas perfect for outdoor seating, potted plants, or simple enjoyment of the sunshine. A rear access path provides further convenience.

In summary, this is an exceptionally well-located and versatile bungalow offering comfort, accessibility, and practicality in equal measure. Its proximity to key amenities, combined with thoughtful adaptations and well-presented interiors, makes it an ideal home for a wide range of buyers. Early viewing is strongly recommended.



GROUND FLOOR
89.3 sq.m. (962 sq.ft.) approx.



TOTAL FLOOR AREA : 89.3 sq.m. (962 sq.ft.) approx.

Whilst 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.
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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile coverage indicates VODAPHONE 74% /EE 80% / THREE 84% /o2 69%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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