



Venford Close, Hookhills, Paignton, TQ4 7SE

Eric Lloyd
&Co.

www.ericlloyd.co.uk



£189,000 Freehold

“An ideal first time buy or downsize/investment property located in sought after Hookhills”

A well-presented end-of-terrace **ONE BEDROOM, TWO RECEPTION HOUSE** situated in the highly popular residential area of Hookhills. This location is particularly desirable due to its close proximity to a wide range of amenities, including local shopping facilities, supermarkets, doctors, and dentists, making it ideal for convenient day-to-day living. The surrounding neighbourhood offers a quiet and pleasant environment while still being within easy reach of Paignton town centre and the beautiful South Devon coastline.

Upon entering the property, you are welcomed by an entrance hall that leads into a neatly arranged kitchen positioned at the front of the house. The kitchen is fitted with wood-effect wall and base cupboards, complemented by roll-edge working surfaces and an inset stainless steel sink with drainer. There is a freestanding gas cooker with an integrated cooker hood above, along with designated spaces for a fridge/freezer and washing machine. Tiled surrounds and a double-glazed front-facing window provide both practicality and natural light, creating a bright and functional cooking space.

Moving through the property, the lounge offers a bright, comfortable and inviting living area. It features a staircase leading to the first floor, as well as a useful understairs storage cupboard. A square opening connects the lounge to a standout feature of the homes superb conservatory. This additional space benefits from double-glazed windows and a glazed roof, allowing for an abundance of natural light throughout the day. A patio door opens directly onto the rear garden, seamlessly blending indoor and outdoor living.

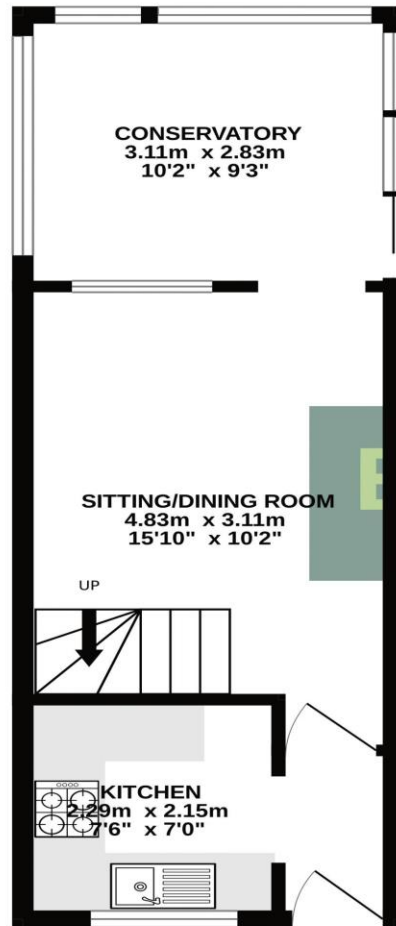
The first floor comprises a landing area with access to the loft and a generously sized walk-in storage cupboard, which also houses the boiler supplying domestic hot water and central heating. The double bedroom is well-proportioned and includes built-in double wardrobes along with an additional linen or storage cupboard, offering excellent storage solutions. A rear-facing window provides a pleasant outlook and further natural light. The bathroom is fitted with a clean white suite, including a panelled bath with shower screen and an independent electric Mira shower. There is also a pedestal wash basin and a low-level W.C., completing the space with a practical and tidy finish.

Externally, the property benefits from a small lawned front garden, while a pathway to the side leads to the enclosed rear garden. Here, a patio seating area provides an ideal spot for relaxing or entertaining, alongside a raised lawn that adds to the appeal of the outdoor space. Additional features include double glazing throughout and gas-fired central heating, ensuring comfort and efficiency year-round.

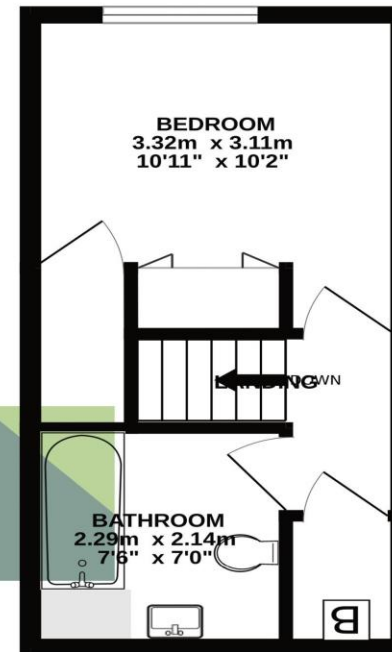
Overall, the house offers a charming and well-maintained home in a convenient and sought-after location.



GROUND FLOOR
29.3 sq.m. (315 sq.ft.) approx.



1ST FLOOR
20.5 sq.m. (221 sq.ft.) approx.



TOTAL FLOOR AREA : 49.8 sq.m. (536 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: D

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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