



Offers Over £300,000

**Hound Tor Close,
Hookhills, Paignton,
TQ4 7SJ**

A three bedroom semi detached house, that looks and feels like a detached house, on a delightful plot in the highly sought after Hookhills area with the addition of having no onward chain. The house is in excellent order with modern kitchen with integrated appliances flowing into dining area. The lounge has patio doors opening onto a private patio and gazebo. To the ground floor is a cloakroom with the family bathroom on the first floor. Internal inspection recommended.
No Chain!

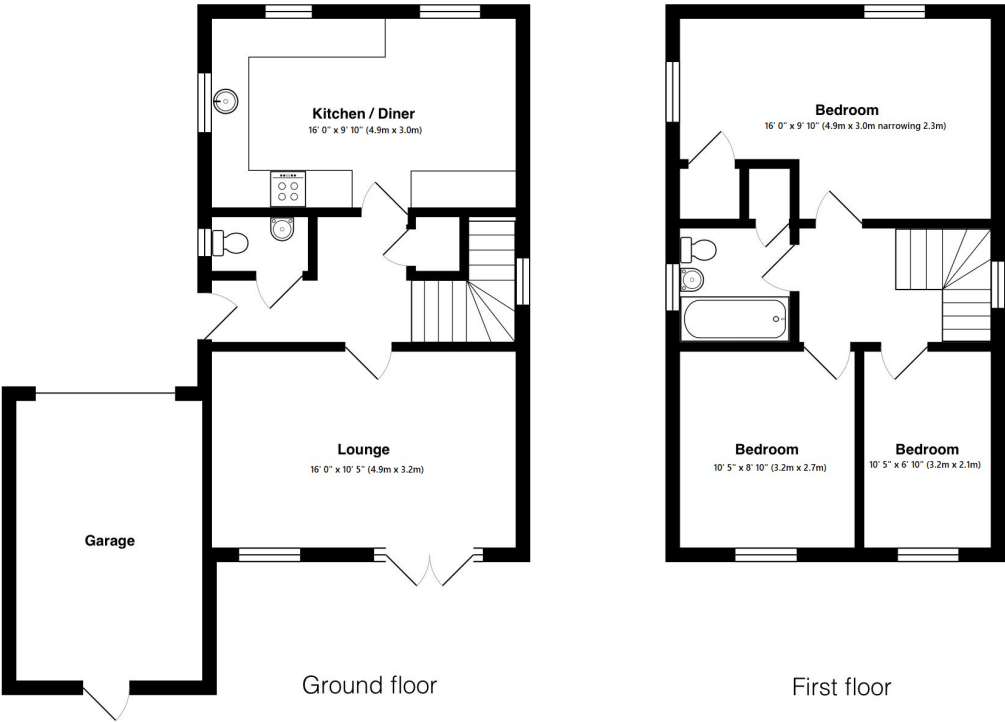


PROPERTY DETAILS A three bedroom semi detached house, that looks and feels like a detached house, on a delightful plot in the highly sought after Hookhills area with the addition of having no onward chain. The house is in excellent order with modern kitchen with integrated appliances flowing into dining area. The lounge has patio doors opening onto a private patio and gazebo. To the ground floor is a cloakroom with the family bathroom on the first floor. Internal inspection recommended.
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HALLWAY Double glazed front door. Real oak flooring. Radiator. Large under-stairs cupboard. LED spotlights to ceiling.
LOUNGE/DINER 16' 0" x 10' 5" (4.9m x 3.2m) A lovely bright room, overlooking the rear garden. There are double glazed French doors leading to patio and rear garden. Double glazed window. Radiator. Real oak flooring. TV point.
KITCHEN/BREAKFAST ROOM 16' 0" x 9' 10" (4.9m x 3.0m) Fitted with a modern range of high-gloss cream base and wall units with wood effect work surfaces. Stainless steel sink with matching drainer. Integrated Hoover dishwasher. Zanussi fridge freezer, plus built-in Hotpoint double oven with mirror glass front. 4-burner gas hob with stainless steel cooker hood over. Part tiled walls. Plumbing for washing machine. LED lighting to kick-boards. Real oak flooring. 3 double glazed windows. Radiator. LED spotlights to ceiling. Under-cabinet counter-top lighting. Glazed door to hallway.
DOWNSTAIRS WC White suite comprising: close coupled WC with dual flush and wash hand basin. Tiled walls. Double glazed window. Tiled floor. Radiator. LED spotlights to ceiling.

FIRST FLOOR LANDING Double glazed window. Loft hatch. Insulated loft space.
BEDROOM ONE 16' 0" x 9' 10" (4.9m x 3.0m narrowing 2.3m) A large double bedroom with 2 double glazed windows and radiator. There are distant countryside views. Built-in wardrobe. TV point.

BEDROOM TWO 10' 5" x 8' 10" (3.2m x 2.7m) Another double room with double glazed window to rear. Radiator.
BEDROOM THREE 10' 5" x 6' 10" (3.2m x 2.1m) A large single room with double glazed window to rear. Radiator.
BATHROOM A modern white suite, comprising: bath with wall mounted taps and shower over, wall hung wash hand basin, plus close coupled WC. Double glazed window. Built-in linen cupboard. Tiled walls and floor. Ladder central heating radiator.
FRONT GARDEN A small lawn frontage with inset shrubs.
PARKING Brick paved driveway for approximately 1-2 cars leads to: -
GARAGE Baxi gas boiler for central heating and hot water. Double glazed door to rear garden.
SUNNY REAR GARDEN The rear garden is a good size, having a patio adjacent to the lounge again both of a good size and delightful entertaining area with gazebo to one side. Few steps up to a level lawn with circular patio area to one corner. The garden is enclosed providing high levels of seclusion, from a variety of mature shrubs and fencing.
AGENTS NOTES These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase



Address Hound Tor Close, Paignton,TQ4 7SJ

Tenure Freehold

Council Tax Band C

EPC Rating D

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