



Hound Tor Close, Hookhills, Paignton, TQ4 7SJ



£280,000 Freehold

“A great family home located in the sought after Hookhills area of Paignton”

Tucked away in a small cul-de-sac within the ever-popular Hookhills area of Paignton, this well-presented THREE BEDROOM SEMI DETACHED HOUSE offers comfortable family living, generous accommodation and a beautifully maintained rear garden enjoying a sunny aspect. Offered for sale with NO ONWARD CHAIN.

The property is approached via a private driveway providing off-road parking and leading to an attached single garage, offering excellent storage and practical convenience.

Upon entering, a welcoming entrance hall sets the tone for the home, with a useful understairs storage cupboard, staircase rising to the first floor and a conveniently located cloakroom/W.C.

The spacious kitchen/dining room is positioned at the front of the property and is fitted with a comprehensive range of beech-effect wall and base units complemented by contrasting work surfaces. A breakfast bar provides an ideal spot for informal dining, while there is ample room for a family dining table and chairs. The kitchen also offers generous space for white goods and a freestanding gas cooker, with a front-facing window allowing in plenty of natural light.

To the rear, the lounge is a bright and inviting reception room featuring an attractive fire surround with fitted electric fire. A double-glazed window overlooks the garden, while a double-glazed door leads into a highly practical rear porch. This additional reception area provides direct access to both the garage and the rear garden, making it ideal for everyday family life.

On the first floor, the landing includes a cupboard housing the boiler. There are three well-proportioned bedrooms, each benefiting from fitted wardrobes, providing excellent built-in storage. The contemporary shower room is fitted with a walk-in double-sized shower enclosure, pedestal wash basin and low-level W.C.

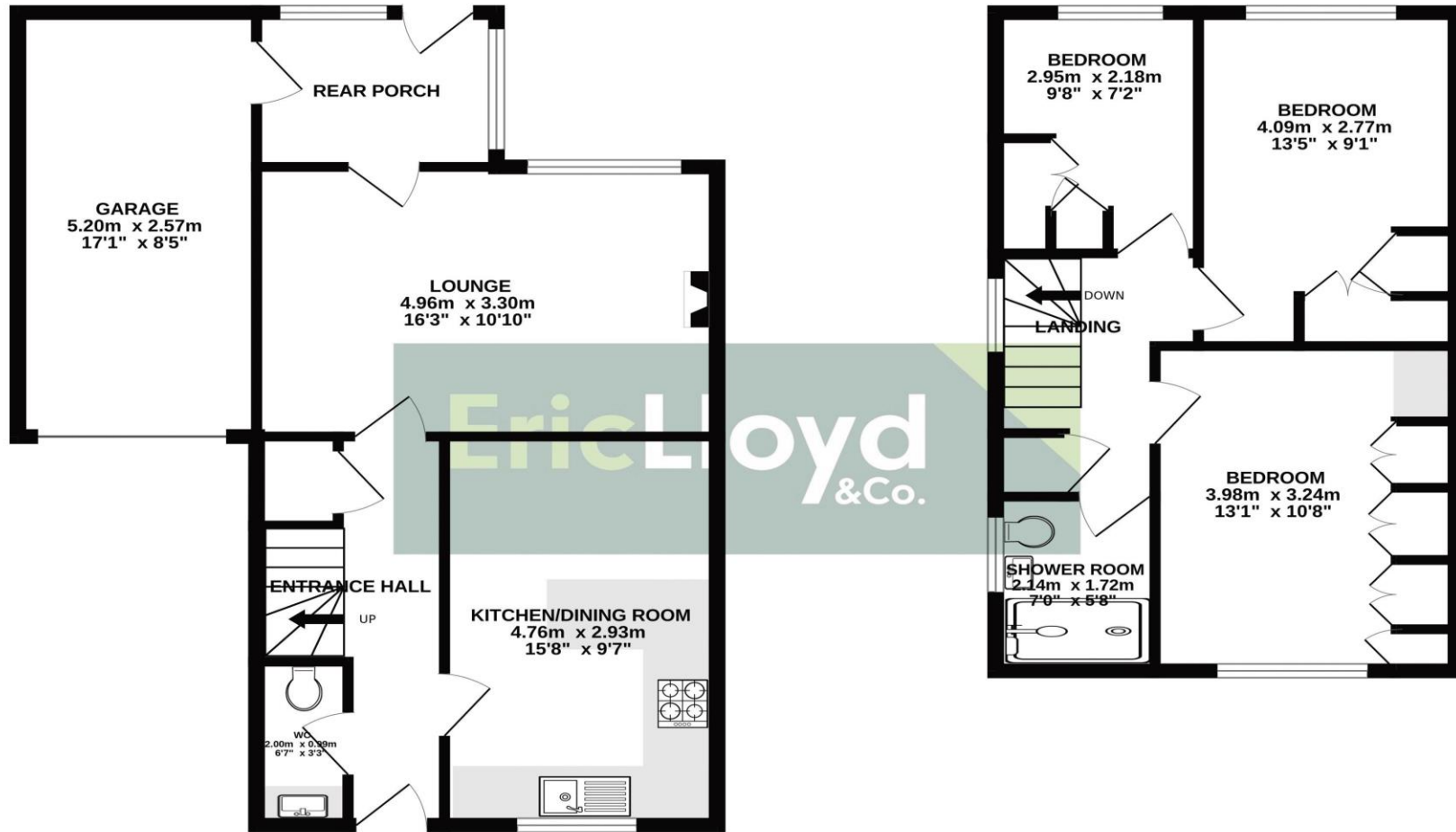
A particular feature of this lovely home is the delightful rear garden, which enjoys a sunny aspect and offers an attractive outdoor space for relaxation, gardening and entertaining.

This is an excellent opportunity to acquire a well-maintained family home in a sought-after residential location, close to local amenities including Cherry Brook Square with its doctor and dental surgeries, bakery, pharmacy and large Co-Op along with highly regarded schools and the beautiful South Devon coastline.



GROUND FLOOR
58.0 sq.m. (625 sq.ft.) approx.

1ST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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: D

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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