



**Taylors**  
sales & lettings

Offers Over £325,000

Hookhills Road,  
Paignton, TQ4 7LR

A beautifully finished and highly renovated two bedroom detached bungalow located within the highly popular area of Cherrybrook, Paignton. The bungalow comprises of a welcoming inner hallway, a large lounge/diner, a modern fitted kitchen, two spacious double bedrooms, a contemporary shower room, sun soaked rear gardens, garage and off road parking. The bungalow is perfectly positioned within a short level walk of local shops, doctors and pharmacies, bus links, schools and more. The property is being offered for sale with no onward chain!



#### Entrance Hall

A uPVC double glazed front door opens into a wide and welcoming entrance hall. This space features laminate flooring, a gas central heated radiator, a useful storage cupboard housing the fuse box and meter and provides access to all principal rooms.

#### Lounge/Diner

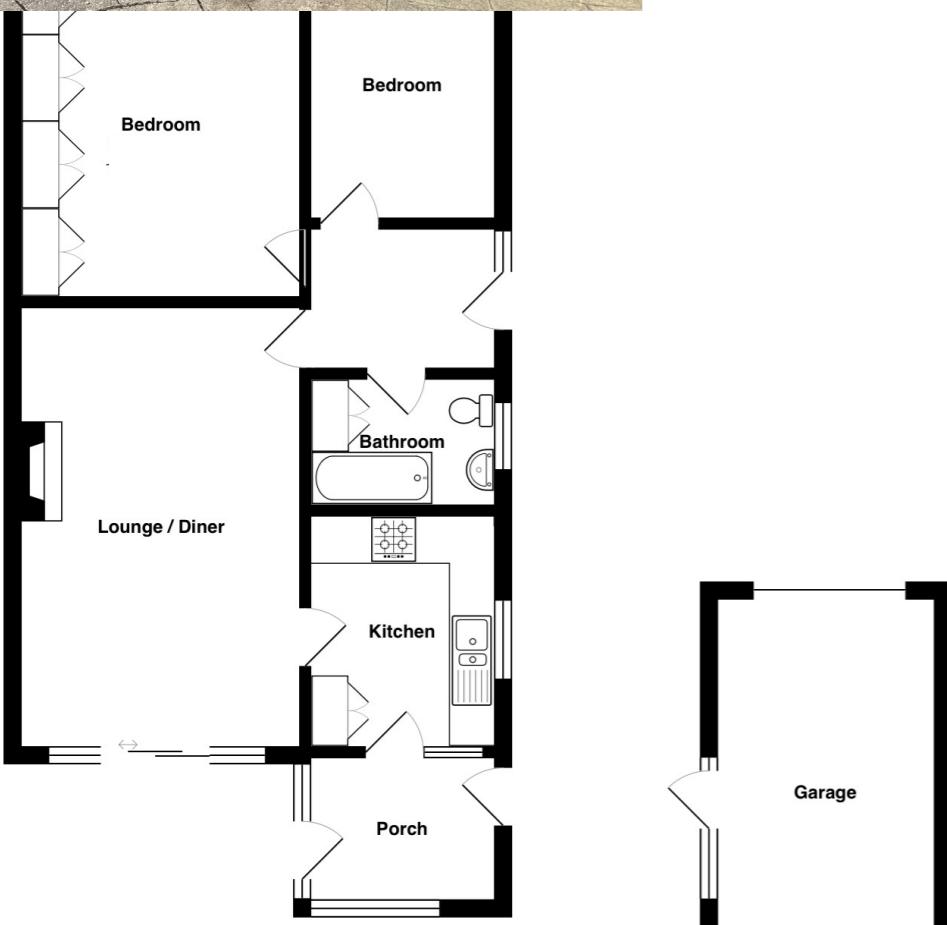
An impressively light and spacious open plan lounge/diner, beautifully lit by full length side windows and uPVC double glazed French doors that lead directly to the rear garden. The room boasts a gas fireplace with a marble surround and offers ample space for both relaxing and dining. Includes a TV point and a gas central heated radiator.

#### Kitchen

A stylish, newly fitted kitchen offering a range of contemporary wall, base and drawer units topped with roll edged work surfaces. Features include a 1 bowl composite sink with drainer, an integrated electric oven and grill, a four ring gas hob with extractor hood and space and plumbing for a washing machine and fridge freezer. Finished with a complementary tiled splashback and a uPVC double glazed window. A door leads conveniently into the rear porch.

#### Rear Porch

A versatile rear porch ideal for coats and shoes, with triple aspect uPVC double glazing. Provides access to both the front and rear gardens and is fitted with power points.



#### Bedroom One

A generously proportioned master bedroom overlooking the beautifully maintained front garden. With ample space for a full suite of bedroom furniture, a uPVC double glazed window and a gas central heated radiator.

#### Bedroom Two

A spacious second double bedroom also positioned to the front of the property featuring a uPVC double glazed window and a gas central heated radiator.

#### Shower Room

Recently updated to a high standard, the elegant shower room includes a walk in triple shower unit, low level WC, and vanity wash basin with built in storage. Finished with stylish wall panelling, a matt grey heated towel rail and an obscure uPVC double glazed window for privacy.

#### Outside

To the rear a west facing enclosed garden has been designed for low maintenance with a generous patio area perfect for alfresco dining or entertaining. A small lawned area and mature planting provide colour and charm without the upkeep

**Address Hookhills Road, Paignton, TQ4 7LR**

**Tenure Freehold**

**Council Tax Band C**

**EPC Rating D**

**Taylors Estate Agents**  
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