



Guide Price £300,000 - £325,000

Hookhills Road,
Paignton, TQ4 7LR

Situated in the popular Hookhills area, this three-bedroom detached property offers well-proportioned accommodation in a convenient and well-served location. A range of local amenities are within a short walking distance including a doctor's surgery, pharmacy, bakery, local shops and a dentist. The property also benefits from nearby local bus routes providing easy access to surrounding areas. Offering the advantage of being fully detached, along with driveway parking for one vehicle and a completely level rear garden, this home presents an excellent opportunity for buyers seeking comfortable living in a well-connected residential area.



ENTRANCE PORCH Providing access into the main living accommodation.

LOUNGE / DINER A spacious open-plan living and dining area featuring an electric fire and two large radiators. A large UPVC double glazed window allows plenty of natural light, while UPVC double glazed sliding doors provide direct access to the rear garden.

KITCHEN Fitted kitchen with three UPVC double glazed windows overlooking the rear garden. Features include a sink with mixer tap, built-in eye-level electric oven, electric hob with extractor over, and space for a fridge freezer. There is also space for a washing machine or dishwasher.

FIRST FLOOR

LANDING A spacious landing area with an air filtration unit and access to all first-floor rooms.

BEDROOM ONE A large double bedroom with radiator and UPVC double glazed window.

BEDROOM TWO A well-sized double bedroom with radiator and UPVC double glazed window.

BEDROOM THREE A good sized bedroom with radiator and UPVC double glazed window.

BATHROOM Fitted with a bath and overhead shower, vanity wash basin and heated towel rail. The room features tiled walls, a UPVC frosted glass window and an airing cupboard.

SEPARATE WC Comprising WC and a small UPVC frosted glass window.

GARAGE A single garage housing the electric consumer unit, meter and combination boiler. The original garage door has been replaced with a UPVC door and window, meaning access is now via a standard door rather than a traditional garage door.

OUTSIDE

REAR GARDEN A fully enclosed, level rear garden enjoying a sunny aspect. The space is arranged with both decking and lawn areas and benefits from side access to the front of the property.

FRONT GARDEN A turfed front garden providing an attractive approach to the property.

PARKING Driveway parking to the front of the property provides space for one vehicle.



Address 'Hookhills Road, Paignton, TQ4 7LR'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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