



Hound Tor Close, Hookhills, Paignton, TQ4 7SJ

EricLloyd
&Co.

www.ericlloyd.co.uk

£330,000 Freehold



Situated in the highly sought-after Hookhills area of Paignton, this very spacious **THREE BEDROOM FAMILY HOME** enjoys an excellent location within easy walking distance of highly regarded primary and grammar schools, making it an ideal choice for growing families.

Convenient local shopping facilities can be found nearby at Cherry Brook Square, while beautiful coastal walks, beaches, and the amenities of Paignton town centre are all within easy reach.

The property offers spacious and well-planned accommodation throughout, beginning with a welcoming entrance hall featuring attractive flooring, a stylish panelled wall with bespoke shelving and coat hanging space, storage cupboard housing the Worcester gas boiler, and a convenient ground floor cloakroom/W.C. A staircase rises to the first-floor landing.

The generous lounge/dining room provides an excellent space for both relaxing and entertaining, enjoying plenty of natural light from a window and patio doors to the rear opening directly onto the rear garden. A stone-faced fireplace with matching hearth creates an attractive focal point, while an archway leads through to a versatile additional reception area which could be utilised as a cosy snug, formal dining room, playroom, or home study, depending on individual requirements.

The kitchen is well-equipped with a comprehensive range of wood-effect wall and base units complemented by ample worktop space and an inset sink with drainer. There is generous space for a range of white goods, together with a rear-facing window and glazed door providing direct access to the garden.

The first floor comprises three well-proportioned bedrooms, two of which benefit from fitted/built-in wardrobes, offering excellent storage solutions. Completing the accommodation is the family bathroom, fitted with a modern white suite comprising a panelled bath with central mixer tap, fitted shower over and glazed shower screen, pedestal wash hand basin, close-coupled W.C., fitted shelving, and a front-facing window providing natural light and ventilation.

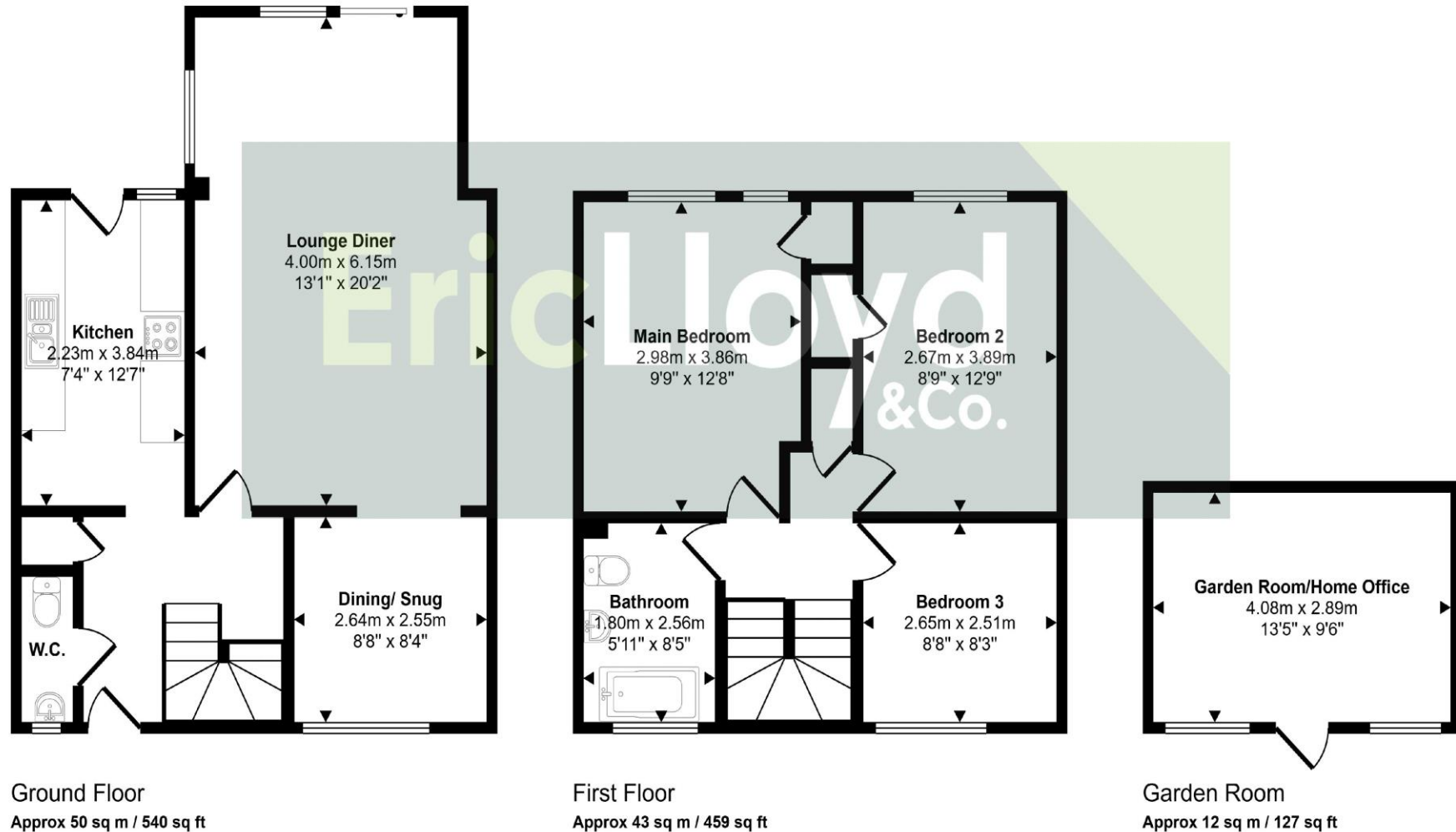
Externally, the property continues to impress. To the front is a driveway providing off-road parking and access to the attached single garage. The enclosed rear garden has been thoughtfully arranged with a level lawn bordered by established flower beds, creating a pleasant outdoor space for families and entertaining. A covered side access gate provides additional convenience.

Positioned on a slightly lower level is a hardstanding area leading to an outstanding detached **HOME OFFICE/GARDEN ROOM**, complete with light and power, offering a superb space for home working, a gym, hobbies, or studio accommodation.

Combining generous living accommodation, a versatile layout, excellent outside space, and a prime family-friendly location close to well-regarded schools and local amenities, this impressive home presents an outstanding opportunity for a wide range of purchasers seeking comfort, convenience, and flexibility in one of Paignton's most desirable residential areas.



Approx Gross Internal Area
105 sq m / 1127 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%. The property is connected to all mains services.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk

EricLloyd
&Co.

Eric Lloyd & Co wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Eric Lloyd & Co, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Eric Lloyd & Co has any authority to make or give any representation of warranty in relation to this property. Please be aware we may receive an introductory fee on recommendations for professional services.