

CHRISTOPHER SCALES
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Bridle Close, Hookhills, Paignton

£399,950

This beautifully presented four bedroom home offers bright and versatile living spaces, perfect for a growing family, situated in a convenient location near local amenities, transport links, primary schools and Churston Grammar school. With generous off-road parking and a well maintained and level garden, this property combines practicality with comfortable living, offering an excellent opportunity for those seeking a spacious and well-connected home.

Once inside, the entrance hall with storage cupboards leads to a spacious, dual aspect sitting/dining room, a kitchen which extends to a practical rear porch/bar area with direct access to the garden. A convenient ground floor WC and an integral garage, offering laundry facilities and additional storage, complete the ground floor. The first floor offers four comfortable bedrooms, each with built-in wardrobes and there is a contemporary family bathroom with a P-shaped bath and shower over.

Outside, the front of the property boasts a block-paved driveway, providing ample off-road parking for up to three vehicles, leading directly to the integral garage. To the rear is a generous and enclosed level garden with a large patio spanning the width of the property, a lawned area and gated side access.

THE ACCOMMODATION COMPRISES, Storm porch with light point and UPVC obscure glazed door to:

ENTRANCE HALL - 3.1m x 1.78m (10'2" x 5'10") Textured ceiling with light point, smoke detector, stairs with handrail to first floor, radiator with thermostat control, under-stairs storage, further storage cupboard with shelving and hanging well, doors to:

SITTING/DINING ROOM - 6.53m x 3.15m (21'5" x 10'4") Inset spotlights, dual aspect with UPVC double glazed windows to front and rear, radiators with thermostat control, TV connection point.

Kitchen - 3.25m x 2.74m (10'8" x 9') Textured ceiling with directional spotlights, UPVC double glazed window to rear. Comprising fitted kitchen with a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for gas cooker with extractor over, tiled surrounds, wall cabinets, integral dishwasher, integral microwave, space for fridge freezer. Door to:

REAR PORCH/BAR - 2.54m x 1.45m (8'4" x 4'9") Textured ceiling with pendant light point, UPVC window and obscure glazed door leading to the rear garden, radiator with thermostat control, door to:

INTEGRAL GARAGE - 5.21m x 2.57m (17'1" x 8'5") Strip light, up and over door, electric meter and consumer unit, gas meter wall, mounted boiler, space and plumbing for washing machine and tumble dryer with worksurface over.

GROUND FLOOR WC - 2.34m x 0.86m (7'8" x 2'10") Light point, UPVC obscure glazed window. Comprising vanity unit with inset wash hand basin, WC, radiator with thermostat control.





FIRST FLOOR LANDING Textured ceiling with light point, smoke detector, hatch to loft space, radiator with thermostat control, airing cupboard housing the hot water cylinder with slatted shelving over, doors to:

BEDROOM ONE - 5.33m x 3.12m (17'6" x 10'3") Maximum measurements. Inset spotlights, UPVC double glazed windows to front aspect, radiator with thermostat control, built-in double wardrobe.

BEDROOM TWO - 3.18m x 3.07m (10'5" x 10'1") Textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, built in double wardrobe.

BEDROOM THREE - 3.25m x 2.41m (10'8" x 7'11") Textured ceiling with pendant light point, UPVC double window to rear aspect, radiator with thermostat control, built-in double wardrobe.

BEDROOM FOUR - 2.44m x 2.18m (8' x 7'2") Inset spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control, built in single wardrobe.

BATHROOM/WC - 2.69m x 1.52m (8'10" x 5') Inset spotlights, UPVC obscure glazed window, heated towel. Comprising P shaped bath with shower over and glazed screen, vanity unit with inset wash hand basin, WC, part tiled walls.

OUTSIDE

FRONT - At the front of the property is a block paved driveway providing off-road parking comfortably for three vehicles and leading to the integral garage.

REAR - To the rear of the property and accessed from the rear porch/bar is a good sized and enclosed level garden with a large patio spanning the width and leading onto a lawn area with gravel border, and enclosed by timber fence. Gated side access, storage area to side, outside tap.

USEFUL INFORMATION

Tenure – Freehold

Age - 1980's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band D

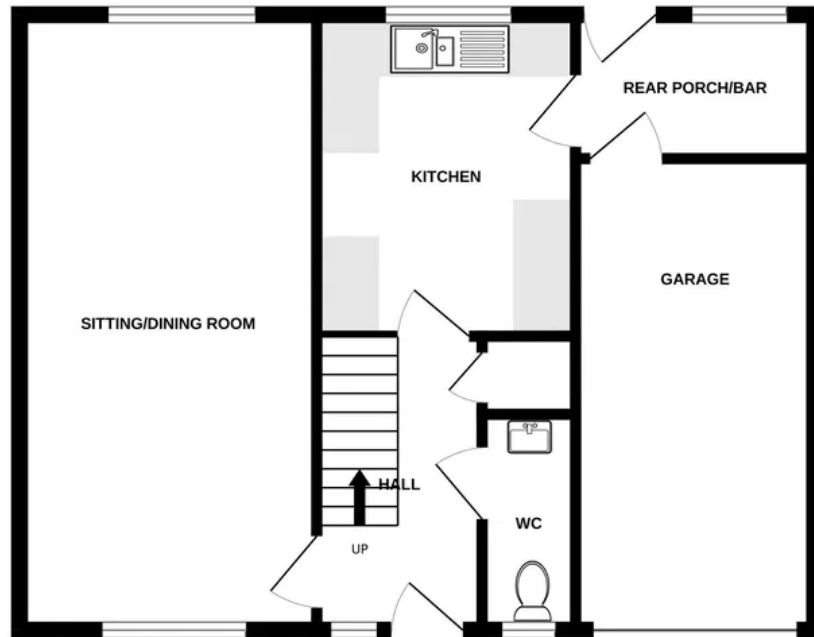
EPC Rating - D/67, potential - B/83

Broadband - 1800

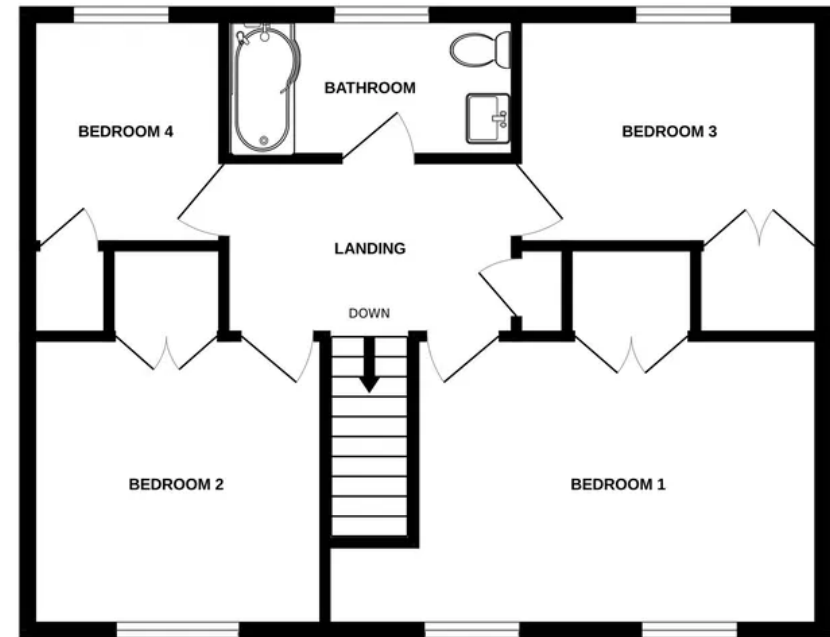
Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 4



GROUND FLOOR



1ST FLOOR



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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