



Hookhills Grove | Paignton | TQ4 7LN

Asking Price Of £425,000

A substantially sized three bedroom detached house with a further 1 bedroom annexe. The home offers an abundance of space and comprises of a welcoming entrance hallway, a spacious open living room/diner, a sizable fitted kitchen, three large double bedrooms, two modern shower rooms, a self-contained studio style annexe, off-road parking for up to three vehicles and private and sunny rear gardens. The property boasts the most incredible sea views across the bay and is situated within a private and quiet cul-de-sac. The home is located in an ideal spot and is with an easy reach of Goodrington & Cherry brook local shops, doctors and pharmacies, a range of supermarkets, schools and bus links.

- BREATHTAKING SEA VIEWS
- SELF CONTAINED ANNEXE
- PRIVATE CUL-DE-SAC LOCATION
- SPACIOUS ACCOMMODATION
- BEAUTIFULLY PRESENTED
- PRIVATE GARDENS

ENTRANCE PORCH A composite double glazed front door opening into an inner porch way with tiled flooring, a uPVC obscure double glazed window to the side and a secondary door opening into:-

ENTRANCE HALLWAY An original stained glass front door opening into a wide and welcoming entrance hallway with doors leading through to the adjoining rooms, stairs rising to the first floor, double aspect uPVC double glazed windows with breathtaking sea views and a gas central heated radiator.

LIVING ROOM/DINER - 8.42m x 3.63m (27'7" x 11'10") A wonderfully large and light filled living room/diner with space for an abundance of furniture and a feature log burning stove with a granite hearth. Spectacular sea views across the bay, original and restored parquet flooring, double aspect uPVC double glazing to the front and rear aspect and two gas central heated radiator.

KITCHEN - 3.99m x 3.06m (13'1" x 10'0") A sizeable kitchen boasting a range of overhead, base and drawer units with granite work surfaces above. A 1 bowl stainless steel sink and drainer unit, an eye level electric oven with grill integrated and four ring gas hob with extractor hood above. Space and plumbing for a fridge freezer and washing machine, complimentary tile backsplash and uPVC double glazed windows with phenomenal sea views across the bay.

BEDROOM THREE - 4.02m x 3.08m (13'2" x 10'1") A spacious third double bedroom located on the ground floor of the property, deep built in mirror fronted wardrobes, a built in bay window bench seat with storage below, a uPVC double glazed bay window and a gas central heated radiator.

SHOWER ROOM A modern family shower room boasting a low level flush WC, a pedestal wash hand basin and a double shower unit. Modern tiled walls, a mirror fronted medicine cabinet, extractor fan, a modern cast iron gas central heated radiator and two uPVC obscure double glazed windows.

Address 'Hookhills Grove, Paignton, TQ4 7LN'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '59 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



FIRST FLOOR

BEDROOM ONE - 5.55m x 3.57m (18'2" x 11'8") An incredibly large master bedroom with the most breathtaking sea views across the bay. Space for a vast amount of furniture, a deep walk in wardrobe, double aspect uPVC double glazed windows and a gas central heated radiator.

BEDROOM TWO - 3.81m x 3.25m (12'6" x 10'7") A very generously sized double bedroom again with superb sea views. A sizeable fitted wardrobe and vanity wash hand basin. Gas central heated radiator, uPVC double glazed windows and a door leading out to a balcony where you can enjoy the beautiful outlook.

SHOWER ROOM A three piece suite comprising of a low level flush WC, a vanity wash hand basin with fitted storage below and a double shower unit. Complimentary tiling, extractor fan, a uPVC obscure double glazed port hole window and a chrome heated towel rail.

ANNEXE A fantastic self-contained annexe comprising of:-

KITCHEN/DINER A large kitchen/diner boasting a range of overhead and base units with roll edged work surfaces above. A 1 1/2 bowl sink and drainer unit, complimentary tile backsplash, space for a 4/6 seater table and a uPVC double glazed sliding door leading out to the patio area.

LOUNGE/BEDROOM A studio style spacious lounge/bedroom with space for ample furniture. Tv point, uPVC double glazed windows overlooking the picturesque gardens and beautiful sea views across Paignton.

SHOWER ROOM A modern shower room with a low level flush WC, a vanity wash hand basin with fitted storage below and a shower unit. uPVC obscure double glazed window.

OUTSIDE A private, picturesque and sunny garden that has been thoughtfully designed for ease of maintenance with the gardens boasting a large patio area perfect for outdoor dining and enjoying the phenomenal sea views, with the rest of the gardens predominantly being laid to pebble stones with a wide variety of mature shrubs and plants. A timber built summer house with electrical points and outdoor water tap.

PARKING Off road parking for up to 3 vehicles on a tarmac and gated driveway.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.