



Freshwater Drive, Hookhills

£440,000



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estate agents



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73 FRESHWATER DRIVE, HOOKHILLS, PAIGNTON, DEVON TQ4 7SD

Extended detached family home | Double driveway | Tandem garage | Spacious reception hall
Sitting room | Kitchen/breakfast room | Dining room | Study/bedroom four | Ground floor WC
First floor landing | Three first floor bedrooms | Ensuite shower room | Four piece bathroom/WC
Level enclosed rear garden | Workshop | Sought-after residential location | Convenient for
amenities/schools

A substantial detached family home occupying a level plot in a sought after residential location. Hookhills is well placed for local amenities which includes a selection of nearby shops including Co-op, boots pharmacy and GP surgery, a well regarded primary school, secondary school and Churston Grammar school. The Brixham road links the Torbay towns of Brixham & Torquay and also offers retail parks with a selection of supermarkets, The Range, Pets At Home etc. Paignton town centre is approximately 2 miles distant and offers a fine and varied range of high Street and day-to-day shops, bus station, railway station, harbour and seafront.

Approached from the road there are two driveways one of which leads to the double tandem garage which has a useful workshop/store to the rear. Once inside a spacious reception hall leads to the ground floor accommodation which comprises a sitting room which opens onto rear garden, dining room, kitchen with archway to breakfast room which again opens onto the rear garden, study/bedroom four and a ground floor WC. On the first floor the landing leads to 3 bedrooms, bedroom one with an ensuite shower room/WC and there is a spacious four piece family bathroom. At the rear of the property is a good sized level enclosed garden laid to lawn with flower/planting beds and with several different seating areas and a gated side access. An internal inspection is highly recommended in order to appreciate the accommodation offer and the superb location.

The Accommodation Comprises

Composite door with obscure glazed inset to

RECEPTION HALL Coved and textured ceiling with light point, smoke detector, stairs with handrail to first floor, radiators with thermostat control, two storage cupboards, doors to,

SITTING ROOM - 4.19m x 3.63m (13'9" x 11'11") Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, fireplace with inset living flame gas fire, TV connection point, two radiators with thermostat control, UPVC double glazed sliding doors opening onto the rear garden.



DINING ROOM - 4.8m x 2.41m (15'9" x 7'11") Textured ceiling with mock beams and light point, UPVC double glazed bay window to front aspect, radiator with thermostatic control, cupboard housing the consumer unit.



Kitchen - 3.63m x 2.36m (11'11" x 7'9") Textured ceiling with strip light, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base units with roll edged worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor hood over, tiled surround, matching eyelevel cabinets, integral dishwasher, space and plumbing for washing machine, cupboard housing the boiler, archway to,

Kitchen/Breakfast Room - 2.34m x 2.08m (7'8" x 6'10") Textured ceiling with pendant light point, wall mounted display cabinets with shelving, radiator with thermostat control, UPVC double glazed sliding doors opening on to the rear garden.



STUDY/BEDROOM FOUR - 2.51m plus bay x 2.46m (8'3" x 8'1") Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

GROUND FLOOR WC - 1.27m x 1.14m (4'2" x 3'9") Coved and textured ceiling with light point, UPVC obscure glazed window, wall mounted wash handbasin with tiled splashback, close coupled WC, radiator with thermostat control.

FIRST FLOOR LANDING Textured ceiling with pendant light point, smoke detector, hatch to roof space, UPVC double glazed stained glass window to front aspect, airing cupboard housing the hot water cylinder with slatted shelving over, doors to,

BEDROOM ONE - 3.76m x 2.97m plus wardrobes (12'4" x 9'9") Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, built-in wardrobes to one wall, door to,



ENSUITE SHOWER ROOM/WC - 1.75m x 1.63m (5'9" x 5'4") Inset spotlights, extractor fan, UPVC window. Comprising large shower cubicle with electric shower, vanity unit with basin, close coupled WC, radiator with thermostat control.



BEDROOM TWO - 3.68m into recess x 2.97m (12'1" x 9'9") Textured ceiling with directional spotlights, UPVC double glazed windows to rear aspect, radiator with thermostat control, built-in wardrobe.



BEDROOM THREE - 2.51m Max x 2.51m Max (8'3" x 8'3") Textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, built in wardrobe.

BATHROOM/WC - 3.99m Max x 2.46m Max (13'1" x 8'1") Inset spotlights, extractor fan, UPVC double glazed windows. Four piece suite comprising panelled bath with central taps and shower attachment over, separate shower cubicle with electric shower, vanity unit with inset wash hand basin, WC with concealed cistern, part tiled walls.



OUTSIDE

FRONT At the front of the property are two block paved driveways providing off-road parking and with one leading to the large tandem garage. There is a gravelled front garden with central planting bed and a block paved pathway continues to the front door.

REAR To the rear of the property is a good sized level garden enclosed by block wall and timber fence with a patio area accessed from the sitting room and breakfast room. From here is a lawned area with flowerbed/shrub borders and with a further patio area to the rear. A timber gate provides access to the front of the property via a side pathway and with an outside tap. There is also rear access from the garden into the garage and workshop. Outside lights. Outside tap.



TANDEM GARAGE - 7.06m x 3.58m (23'2" x 11'9") Metal up and over door, strip lights, power sockets, window to side and door to garden, door to

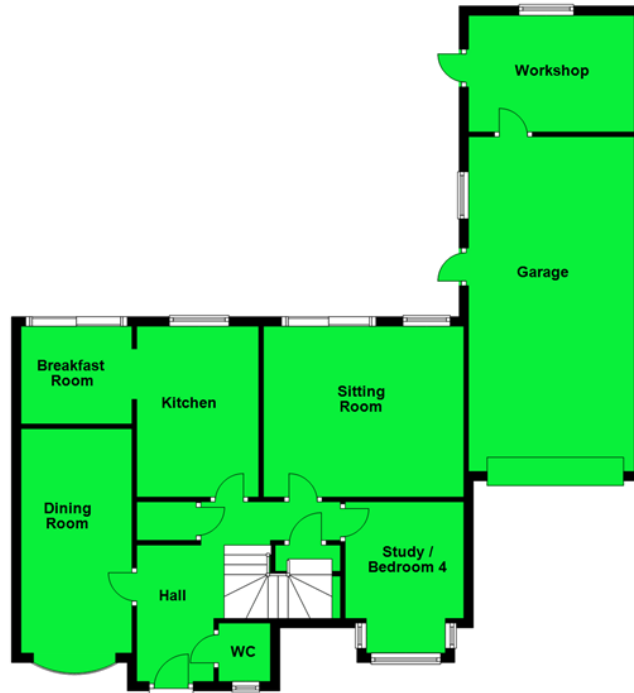
Workshop - 3.66m x 2.44m (12'0" x 8'0") Strip light, UPVC double glazed window to rear, door to garden, power sockets.

Age: 1982 (unverified)	Postcode: TQ4 7SD
Current Council Tax Band: D	Stamp Duty:* £9,500 at asking price
EPC Rating: D	Gas meter position: Outside front
Electric meter position: Outside front	Water: Meter
Boiler positioned: Kitchen	Rear Garden Facing: South west
Loft: Insulated, part boarded, light	
Total Floor Area: approx. 109sqm, 1173sqft	

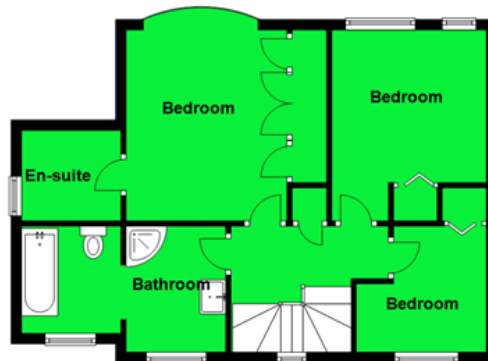
This information is given to assist and applicants are requested to verify as fact. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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