



Hound Tor Close, Hookhills, Paignton

£329,950



WILLIAMS HEDGE
estate agents



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6 HOUND TOR CLOSE, HOOKHILLS, PAIGNTON TQ4 7SJ

Detached bungalow in a near level and very popular residential area | Linked only by the garage
No Chain | Gas Central Heating | uPVC double glazed windows | Covered entrance
Reception hall | Lounge | Dining room | Kitchen | Two Bedrooms | Shower room | Separate W.C
Driveway parking | Garage | Private rear garden

A detached bungalow linked only by the garage situated in a near level and very popular area. The property which is offered for sale with no onward chain has gas central heating, uPVC double glazed windows and the accommodation comprises covered entrance, reception hall, lounge, dining room, kitchen, two double bedrooms, shower room and separate W.C. There is driveway parking which in turn leads to a garage, a very private rear garden enjoying a sunny aspect. The Hookhills area is well served by a variety of shops, buses, primary school and is near to the ring road providing access to other parts of the bay and further afield. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

Covered entrance, uPVC double glazed door opens to

RECEPTION HALL With coved ceiling, radiator, access to loft, cupboard with wall mounted gas fired boiler for central heating and hot water.

CLOAKROOM White suite comprising low level W.C, wash hand basin with storage under, part tiled walls, uPVC double glazed window.

LOUNGE - 6.35m x 3.35m (20'10" x 11'0") With fireplace and hearth with fitted electric fire and surround, coved ceiling, radiator, uPVC double glazed window, TV aerial point.



KITCHEN - 3.53m x 2.36m (11'7" x 7'9") Fitted with modern range of units comprising work surfaces with floor cupboard and drawer units, inset 1 ½ bowl sink unit, inset electric hob, integrated double oven, cooker hood, space and plumbing for washing machine, integrated fridge/freezer, range of wall cupboards with concealed lighting under, tiled walls, radiator, uPVC double glazed window. From the kitchen a door opens to



INNER HALL With coved ceiling, uPVC double glazed door to rear garden.

DINING ROOM - 2.57m x 2.21m (8'5" x 7'3") With coved ceiling, radiator, uPVC double glazed window.



BEDROOM ONE - 4.22m x 3.35m (13'10" x 11'0") With coved ceiling, built-in double wardrobe, radiator, uPVC double glazed window.



BEDROOM TWO - 3.58m x 3.02m (11'9" x 9'11") With coved ceiling, radiator, uPVC double glazed windows to two aspects.



SHOWER ROOM White suite comprising shower cubicle with electric shower unit, pedestal wash hand basin, tiled walls, ladder style heated towel rail, extractor fan, uPVC double glazed window.



OUTSIDE

FRONT To the front of the property there is a driveway providing parking leading to



GARAGE - 5.05m x 2.51m (16'7" x 8'3") With up and over door, light and power, rear personal door to rear garden.

REAR The rear garden enjoys a sunny aspect and privacy. Immediately to the rear is a paved patio, two steps lead down to lawned area. The garden is bordered by well stocked shrub beds, timber garden shed.



Age: 45 years old (unverified)	Postcode: TQ4 7SJ
Current Council Tax Band: D	Stamp Duty:* £3,997 at asking price
EPC Rating: D	Gas meter position: Garage
Electric meter position: Garage	Gas meter position: Garage
Boiler positioned: Hall - combi	Water: Meter
Loft: Insulated & ladder	Rear Garden Facing:
Total Floor Area: Approx 90.4 square meters	Square foot: Approx 973

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
90.4 sq.m. (973 sq.ft.) approx.



TOTAL FLOOR AREA : 90.4 sq.m. (973 sq.ft.) approx.

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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