



Hookhills Road, Paignton

O.I.E.O £420,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

17 HOOKHILLS ROAD, PAIGNTON, TQ4 7LP

Detached bungalow | Stylishly remodelled and improved | Wooden floor with gas underfloor heating | UPVC double glazing | Shower room/WC | Cloakroom | Utility room | Lovely front and rear gardens | Garage  
Stunning sea views across the bay towards Torquay | Viewing highly recommended.

A detached bungalow having been extensively remodelled and improved to provide a particularly stylish home. The property has wooden flooring with underfloor heating from the gas boiler, UPVC double glazed windows and wooden oak doors throughout. The property comprises: entrance hall, open plan lounge/dining room, beautifully fitted kitchen with integrated appliances, 3 bedrooms, lovely shower room/WC and a further cloakroom. There is a utility room with access to the garage. The property enjoys quite stunning sea views across the bay towards Torquay and the lovely coastline. The garden is a particular feature, having been thoughtfully designed with a wealth of plants, shrubs and flowers. The bungalow is situated in a very quiet location yet convenient for shops, bus services and the coast. Viewing is essential to fully appreciate all that this property has to offer.

### THE ACCOMMODATION COMPRISES:

Entrance door to:

**ENTRANCE HALL** 19' 8" x 3' 9" (5.99m x 1.14m)

Attractive tiled flooring, UPVC double glazed windows, UPVC double glazed door opening to rear garden.

**OPEN PLAN LOUNGE/DINING ROOM** 21' 6" x 11' 6"

(6.55m x 3.51m) To the front of the property the glazing has been fitted to accentuate the views of the bay. This stunning room has a corner wood burning stove and attractive wooden flooring. There is a tv aerial point. This room opens to:



**KITCHEN** 13' 8" x 8' 4" (4.17m x 2.54m) Fitted with extensive range of units with quartz work surfaces with inset stainless steel 1 ½ bowl sink unit with boiling water tap and recycling drawer under, dishwasher, further work surface with inset induction hob and separate gas hob adjoining, cooker hood over, range of cupboards and drawers under, integrated double oven, further range of drawers, space for fridge, further work surface with drawer units under, continuation of wooden flooring, UPVC double glazed window.



**HALL** Wooden oak door opens to:

**BEDROOM 1** 11' 2" x 10' 11" (3.4m x 3.33m) UPVC double glazed window, attractive wood flooring.



**BEDROOM 2** 10' 10" x 8' 3" (3.3m x 2.51m) UPVC double glazed window, attractive wood flooring.



**BEDROOM 3** 8' x 7' 9" (2.44m x 2.36m) UPVC double glazed window.

**SHOWER ROOM** Attractive wet room style shower cubicle with thermostatic shower unit, glazed screen, wash hand basin with bathroom drawers under, low level WC with concealed cistern, fully tiled walls, extractor fan, chrome ladder style heated towel rail.



**SEPARATE WC** Low level WC and concealed cistern, wash hand basin.

**UTILITY ROOM** 9' 9" x 7' 2" (2.97m x 2.18m) Double bowl sink unit with storage under, plumbing for washing machine, space for tumble dryer and further appliances, wall mounted gas fired boiler for central heating and hot water, UPVC double glazed window, wooden oak door to:

**GARAGE** 16' 4" x 8' 0" (4.98m x 2.44m) With light and power.

**REAR GARDEN** Beautifully landscaped with a wealth of plants, shrubs and flowers, including a productive vegetable and soft fruit garden.

A stone resin path around the rear of the property leads to a few short steps up to the delightful patio area, with greenhouse, also beautifully planted with shrub beds.

The garden has been landscaped with astro turf to allow for easy maintenance.

Age: (unverified)	Postcode: TQ4 7LP
Current Council Tax Band: C	Stamp Duty: £11,000* at current asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

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



**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.

W657 Printed by Ravensworth 01670 713330