



Hookhills Grove, Paignton - TQ4 7LN

Guide Price **£300,000**

Paignton



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Auction ends on 9th November 2023 at 2pm

Block viewings to take place:

Thursday 2nd November - call for viewing times

The property has a wealth of living space, upon entering the property there is a wide entrance hall with a downstairs WC with three reception rooms on the ground floor and a large kitchen which has been extended to the side of property. The spacious garden wraps around the property and features gravelled pathways leading up the the front and rear entrance. In addition to this is a detached garage with driveway parking at the front of the property.

Internally the property is in need of some modernisation and presents an excellent opportunity to purchase a long term family home in a highly desirable location. The property has three double bedrooms on the first floor and a spacious four piece bathroom suite. Most of the rooms in the house have dual aspects creating panoramic views of the bay and creating a light an airy home. The local beach is at Goodrington and the views from the property span over Torbay.



GARDEN

The spacious garden wraps around the property and features gravelled pathways leading up to the front and rear entrance

Garage

Single Garage

On Drive

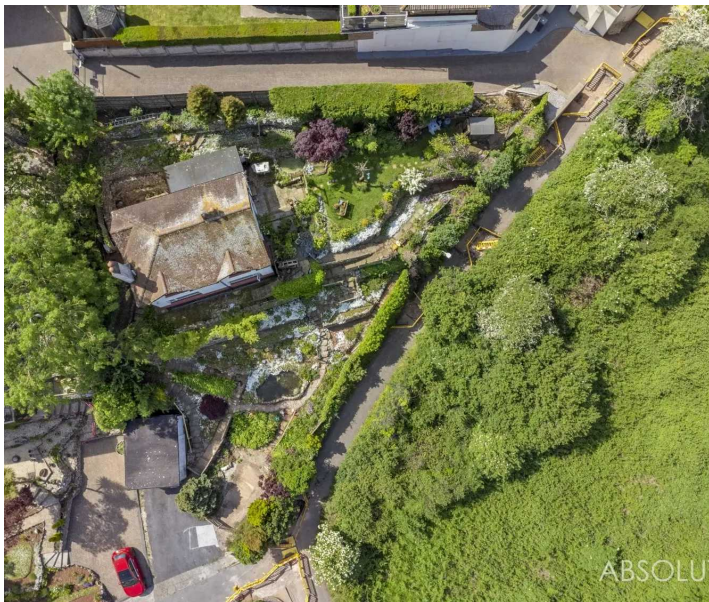
1 Parking Space

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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The property is located in a highly convenient location, giving excellent access to local amenities including local shops, sub post office, hairdressers and cafes as well as regular bus services including the number 12 which connects to the neighbouring towns of Torquay, Brixham and beyond. There is good access to the lovely local beaches and coastal walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached family home
- Fantastic sea views
- Garage and driveway
- Extensive colourful gardens
- Three reception rooms on the ground floor
- Dual aspects in many rooms
- Three upstairs bedrooms and versatile living space
- Large kitchen extension
- In need of some updating





ABSOLUTE



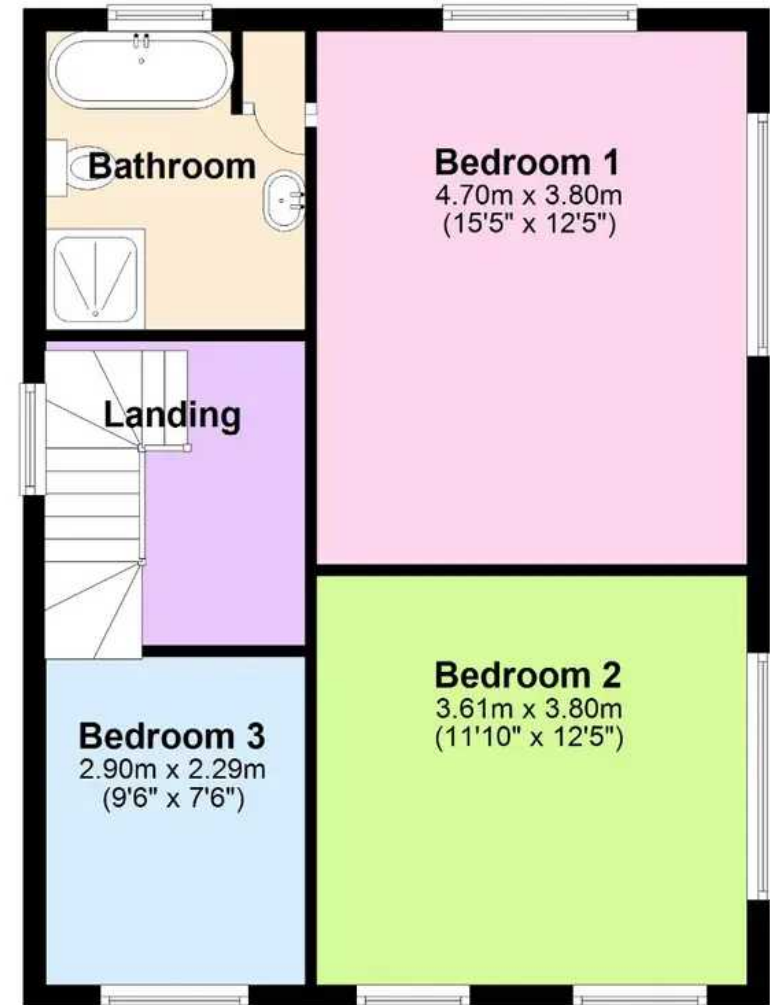
Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 117.5 sq. metres (1264.9 sq. feet)





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