



46 Hound Tor Close, Paignton - TQ4 7SJ

Paignton

£350,000

ABSOLUTE



46 Hound Tor Close

Paignton, Paignton

Extended ground floor living space with kitchen/diner fitted with a modern range of units and opening through to the conservatory. The lounge features a wood burner and also opens into the conservatory. There is a ground floor double bedroom and cloakroom also on the ground floor. The conservatory is a particular feature with views over the rear garden and providing useful additional living space. On the first floor there are three double bedrooms and bathroom fitted with a modern white suite.

To the front of the property there is off road parking for one vehicle. The rear garden is arranged with decked area, steps onto lawned area, useful storage shed and wood storage area. Gardens are enclosed by fencing with gated pedestrian access to the side.



GARDEN

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ON DRIVE

1 Parking Space

Driveway to the front of the property with parking for one car.



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Situated in a quiet cul de sac within a popular residential location. The area of Hookhills offers a range of amenities including schools, supermarket, medical centre, library and convenience store. There are nearby beaches at Broadsands and Goodrington and access to the south west coast path. The town centre is approximately two miles distance. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached house with four double bedrooms
- Modern fitted kitchen/dining room
- Lounge and conservatory opening onto decking
- Ground floor double bedroom and cloakroom
- Three first floor bedrooms and bathroom
- Enclosed garden with decking, lawn and storage shed
- Off road driveway parking space
- Leased solar panels
- Chain free sale
- EPC rating - C. Council tax band - D





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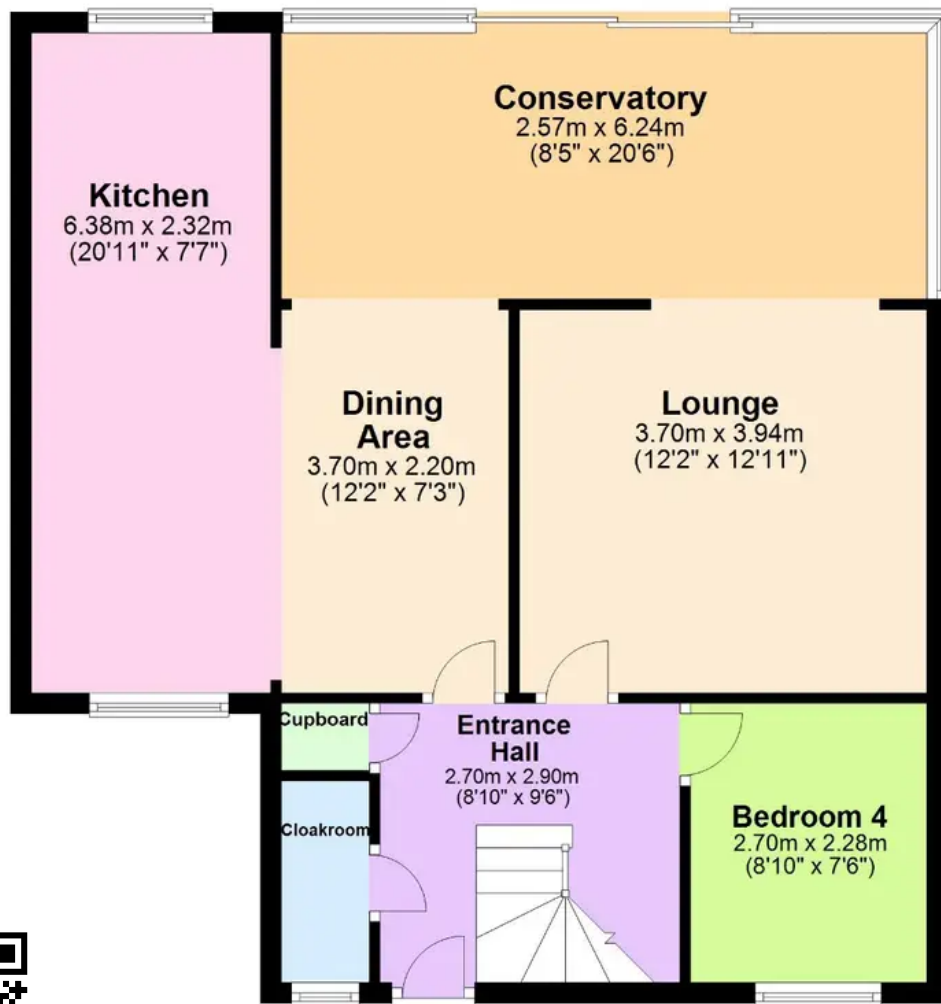
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Ground Floor

Approx. 72.6 sq. metres (781.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

Approx
Plan produced using PlanUp.





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