



“Bardwell” Hookhills Road, Paignton, TQ4 7NH



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An imposing 1920's family home set within a large, well-tended gardens, enjoying some sea and coastal views



A substantial 5/6 bedroom DETACHED RESIDENCE standing in approximately 1/3 of an acre of well tended, pretty, surrounding gardens, enjoying sea and coastal views from the first floor.

This super family size home offers much space and flexibility along with further potential to enhance the accommodation, with the benefit of exceptionally large parking space to front of the house and a garage.

The accommodation briefly offers large impressive entrance hall with sun lounge off, generous living room, formal dining room and study/snug along with a kitchen/breakfast room with laundry/boot room off.

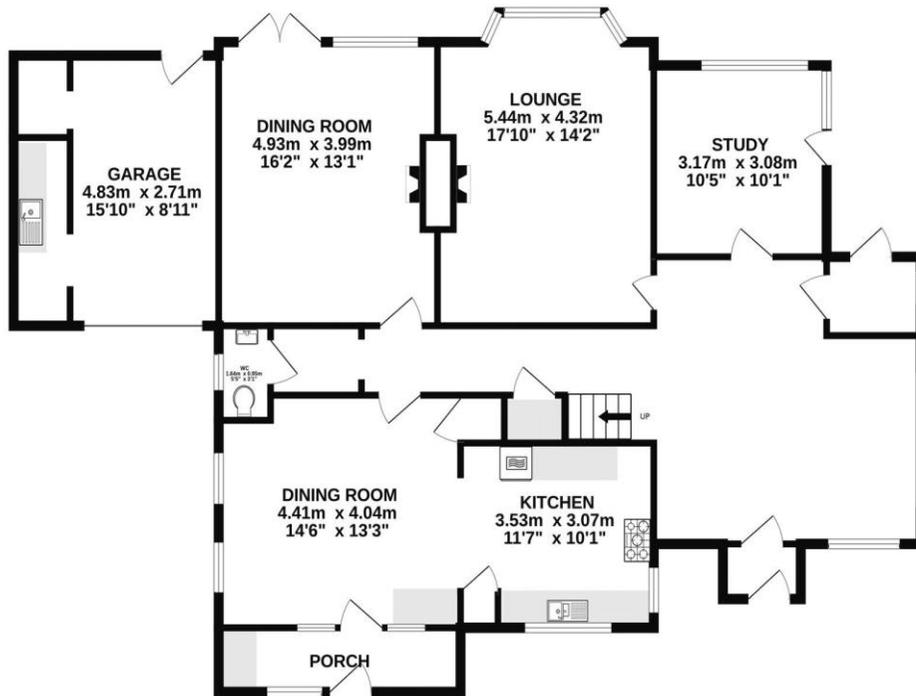
The first floor offers up to six sizeable bedrooms with the principle bedroom having en suite facilities. There is also a family bathroom.

"Bardwell" was originally constructed in the 1920's and is located in the quiet, leafy lane end of Hookhills Road, within an easy, near level stroll of shops and amenities at Churston Broadway which include Library, bus stop to the bustling fishing port of Brixham and sea side town of Paignton and shops including a pharmacy and convenience store with sub post office.

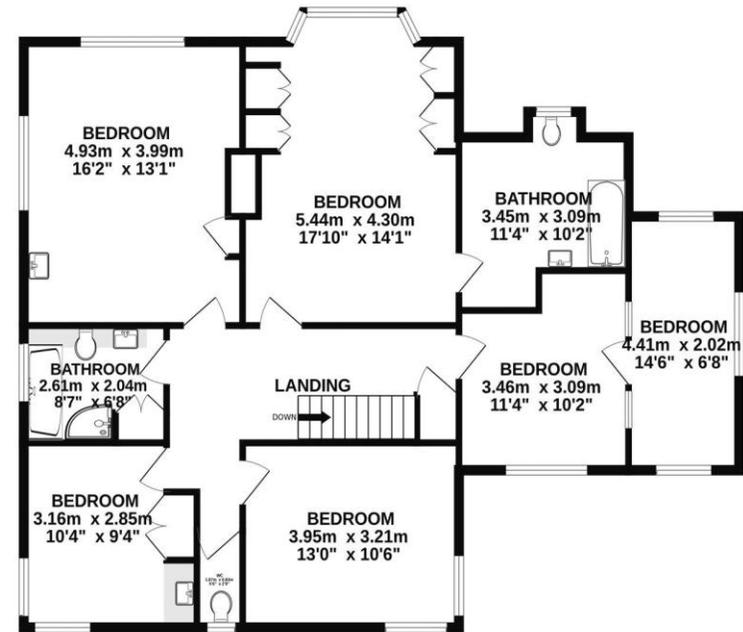
Highly regarded Primary and Grammar schools are within easy reach along with Churston Golf Club, the River Dart and the picturesque coastal path and local beaches and coves.



GROUND FLOOR
140.2 sq.m. (1509 sq.ft.) approx.



1ST FLOOR
109.0 sq.m. (1173 sq.ft.) approx.



TOTAL FLOOR AREA : 249.2 sq.m. (2682 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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VIEWINGS ARRANGEMENTS

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