



JOHN COUCH
THE ESTATE AGENT

29C Fluder Hill
Kingskerswell Newton Abbot Devon
£985,000 Freehold



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Newton Abbot Devon TQ12 5JD

£985,000



This architecturally impressive and energy efficient house of bespoke design has been newly constructed to a very high standard and positioned to enjoy far reaching southerly views across the surrounding countryside towards Dartmoor

Entrance hall ■ Cloakroom ■ Study ■ Kitchen/Breakfast Room
Laundry ■ Dining room ■ Sitting room ■ Balcony
4 Bedrooms ■ 2 en-suites ■ Family Bathroom ■ Dressing Room
Double garage ■ Gardens ■ Far-reaching views

FOR SALE FREEHOLD

A visually stunning contemporary home, just one of three new homes in this sought after semi-rural location with superb eco credentials and exceptional attention to detail. This striking home offers well planned internal space with outside areas designed for maximum enjoyment of sunshine and superb far-reaching views. The accommodation is traditionally arranged over two levels and provides an exceptional home for family living, with four bedrooms, three bathrooms, study, large garage, parking and garden.

LOCATION

Located on the outskirts of the village of Kingskerswell, which was first noted in the Domesday Book, and much of which is a conservation area.

The village has everyday amenities including a church, primary school, health centre, pharmacy and convenience store. There are many good pubs nearby serving excellent food and a network of public footpaths provides excellent walking trails taking the adventurous in every direction. There are also further local facilities on the outskirts of Torquay in Barton and at the out of town shopping area of The Willows.

INTERIOR

The front door opens to a spacious entrance hall where there is a useful cloaks cupboard, separate WC and a room that would be ideal as a study or playroom.

To the front of the house the large sitting room spans the width of the house and has panoramic south facing views of the surrounding countryside and towards a distant Dartmoor. The room provides space for comfortable furniture to be placed in front of the fireplace which has a remote controlled gas fire whilst bi-fold doors flood the room with light and frame the stunning southerly views. These doors open to the Millboard style decked balcony with contemporary glass balustrade providing outside space for relaxation and enjoyment of the views, even in inclement weather.

Double doors open to the dining room which has a window to the side and with further double doors opening to the kitchen/breakfast room.

VIEWING BY APPOINTMENT ONLY

This room has been cleverly designed to allow the space to be closed off or opened up to provide one large free-flowing space as required and for enjoyment of the views from all three rooms. The adjacent kitchen/breakfast room has been superbly fitted with an excellent range of wall and base units with complimentary quartz countertops and a large island provided for casual dining. There are three ovens, a five burner gas hob, a hands-free sensor tap and space provided for an American style side-by-side fridge freezer. A separate laundry area is fully fitted to the same standard as the kitchen providing useful storage, space and plumbing for laundry appliances and a door to the garden terrace.

Returning to the entrance hall the bespoke staircase has splayed oak-faced treads to the lower level with a shadow gap creating a contemporary feel. The higher treads are ready for carpet. This area is naturally illuminated by an electrically operated rooflight complete with rain sensor.

The first floor has four double bedrooms all with room for large beds and additional furniture, bedroom two also has an en-suite shower room. The principal bedroom suite is located to the front to take advantage of the stunning views which are framed by windows reaching up to the apex and where sliding doors open to a glazed Juliette balcony. This room has a walk-in dressing room and a contemporary en-suite shower room with window to the side. A family bathroom and separate airing cupboard with hot water cylinder completes the accommodation at this level.

OUTSIDE

Approached over a permeable brick-paved driveway shared with two adjoining properties, the house has parking for two cars and a very large garage with automated remote-controlled door providing further parking and additional storage space. There is a purpose-built bin-store and in the garage there is a power, lighting and water.

The front garden has attractive raised beds and a series of steps lead up to the front of the house and continue to a gate opening to the rear garden.

The garden has been designed for ease of maintenance and is mainly laid to lawn with two terraces strategically placed to capture maximum sunshine throughout the day. A breakfasting terrace is adjacent to the kitchen/breakfast room and a further rear terrace has been created to take advantage of the late sunshine and sunset views. There is new wind-proof fencing to either side and the rear boundary has a line of trees beyond which is farmland. From the living room the elevated south facing balcony provides a sheltered sun trap and is the perfect place to relax and enjoy the far-reaching views.

AREA

Kingskerswell is ideally located being equidistant between Torquay and Newton Abbot and is approximately 2.5 miles to the out-of-town shopping centre at The Willows and Torbay Hospital. Torquay retains the feel of a traditional seaside town with a stunning coastline, iconic palm trees, sandy beaches and historic pier

enhanced by an international marina and a good range of shops, galleries, cafes, theatres and cinema.

There are many bars and restaurants dotted along the waterside offering the opportunity to eat and drink al fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast. Newton Abbot also offers varied shopping and dining opportunities and there are many good schools in the area.

COMMUNICATIONS

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and the international airport at Exeter provides a gateway to destinations further afield.

SERVICES

Mains water, gas and electricity, are all connected, subject to the necessary authorities and regulations. Solar panels for hot water stored in a hot water cylinder, underfloor heating to ground floor, radiators to first floor. Private drainage (new treatment plant shared with one neighbouring property).

(The property has the benefit of a 10 year Build Zone Warranty).

CURRENT PROPERTY TAX BAND To be advised.



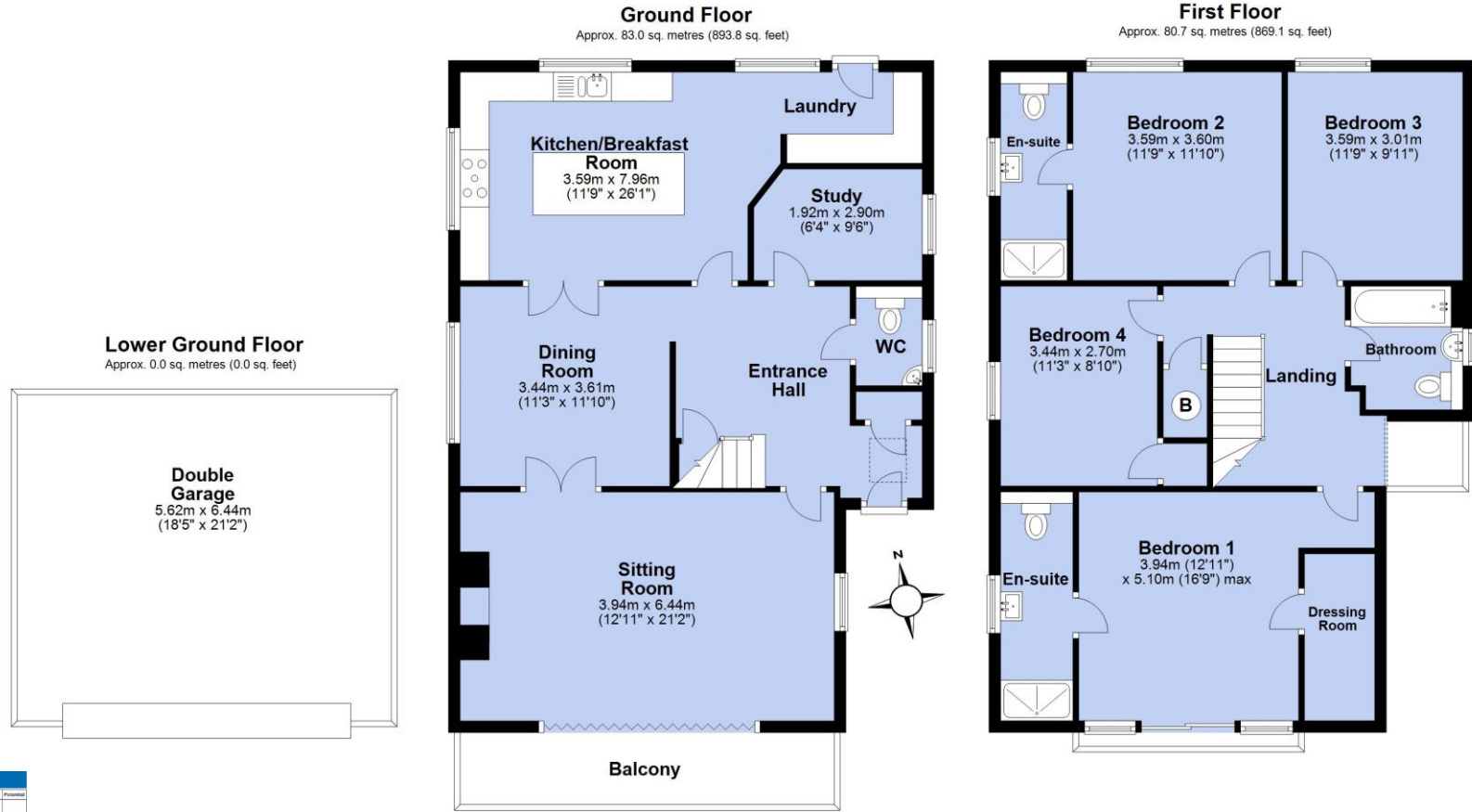












Total area: approx. 163.8 sq. metres (1762.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lowest running costs (95-100) A	
(85-94) B	
(65-84) C	
(55-64) D	
(45-54) E	
(35-44) F	
(1-34) G	
Most energy efficient - lowest running costs England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.