



## Detached Bungalow

CHECK OUT this L shaped Detached Bungalow, Cul de Sac plot, in the popular Fluder Hill area of Kingkerswell. Adjacent to Countryside, local shops, bus route, easy access to A380, Newton Abbot & Torbay. Open Plan Living, Kitchen, 3 Bedrooms, Wet Room, Shower Room, self contained Annex, Gardens & Parking

2 Fluder Rise | Newton Abbot | TQ12 5JR





PROPERTY TYPE

Detached Bungalow



SIZE

973 sq ft



LOCATION

Village



AGE

1960's



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

67 D



COUNCIL TAX BAND

E



### in a nutshell...

- Self Contained Studio Annex
- 3 Bedrooms
- Open Plan Lounge Dining Room
- Far Reaching Views
- En-suite Wet Room + Family Shower Room
- Garden & Deck Terrace
- Cul-de-Sac Location - Off Road Parking
- NO CHAIN
- Close to Local Schools, Shops & Amenities





## the details...

CHECK OUT this well-presented Detached Bungalow, located at the head of a Cul de Sac, in this popular part of Fluder Hill, Kingskerswell. Shops, Amenities, bus route and easy access to Schools, A380, Newton Abbot and Torbay.

Set back from the road a large frontage with Garden area and Off-Road Parking for a number of vehicles, you will find the self-contained Annex to the left and the main property to the right.

The Entrance Hall gives access to the main Bedroom to the right with En-suite modern tiled Wet Room, built in wardrobes and overlooks the front with plenty of space, natural light and a little luxury with the En-suite. Furthermore, off the Hallway is another Shower Room.

The Open Plan Live/Eat space, L shaped and dual aspect, overlooks the rear and leads out to the Deck Terrace with Bi-Fold Doors. Lots of light, ample room for a dining table and chairs and sofas. Here a door leads on through to the Kitchen area, plenty of cupboards, work surfaces, integral dishwasher, fridge/freezer, plumbing for a washing machine, eye level oven and gas hob with cooker hood. A window overlooks the rear Garden.

The second double Bedroom also has French Doors that lead out to and overlook the rear Deck Terrace. Latterly a third Bedroom/Study can be found here.

The self-contained Annex has an Open Plan Live/Eat, with modern Kitchen area and a Shower Room. A useful space for Family, Friends or Guests.

The deck Terrace to the rear has great views and is a nice space aside of the low-level Garden area, with storage sheds.

A traditional property with modern and contemporary interior, well presented and well worth a look!

Tenure: Freehold

Council tax Band E



the floorplan...

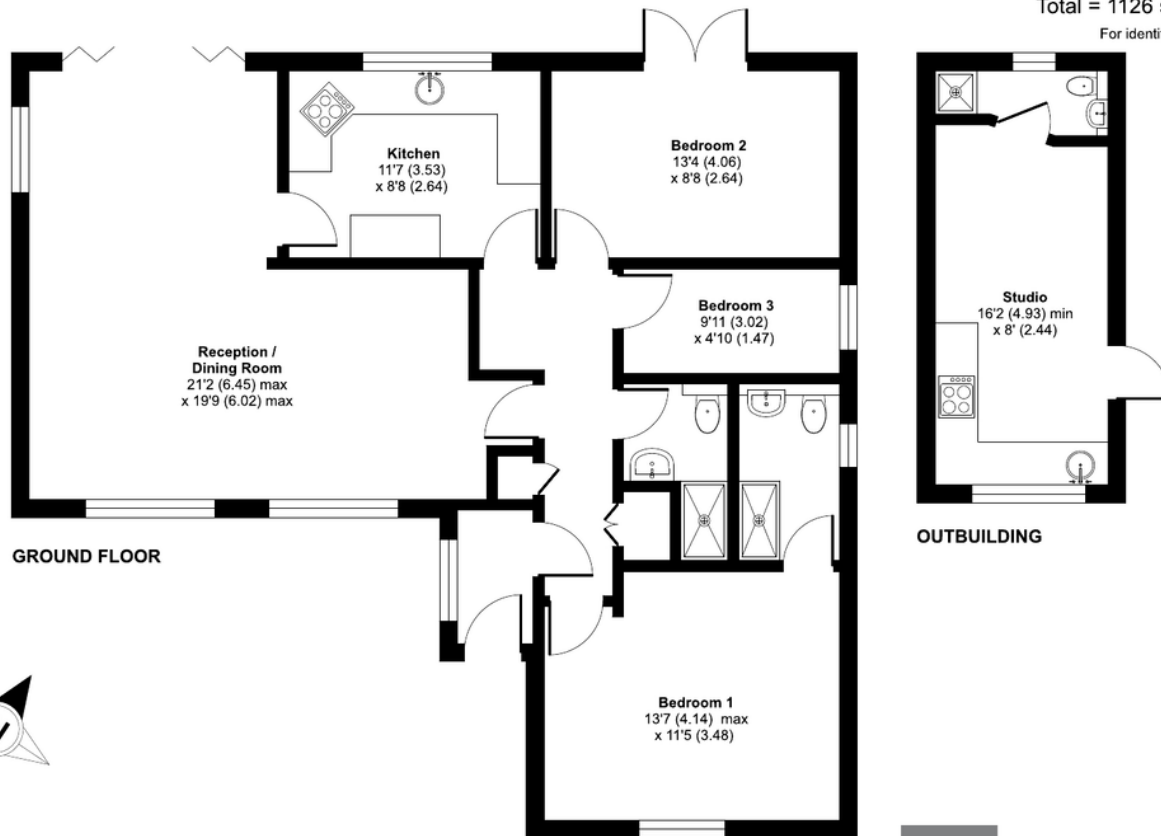
## Fluder Rise, Kingskerswell, Newton Abbot, TQ12

Approximate Area = 973 sq ft / 90.3 sq m

Outbuilding = 153 sq ft / 14.2 sq m

Total = 1126 sq ft / 104.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1157978



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## the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 5JR





Need a more complete picture? Get in touch with your local branch...

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