



Fluder Hill

Kingskerswell, TQ12 5JD



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Kingskerswell, Newton Abbot TQ12 5JD

Guide Price £925,000

Discover an exquisite contemporary new home, one of three in a sought-after semi-rural location known for its exceptional eco credentials and remarkable attention to detail. This impressive home offers well-planned living spaces, designed to maximize enjoyment of sunlight and stunning panoramic views. With four bedrooms, three bathrooms, a study, a spacious garage, parking, and a garden, this property is perfect for family living.

- Exceptional new home with fabulous far reaching rural views
- One of three within sought after semi rural location
- Four bedrooms
- Family bath , two en-suites
- Impressive luxury kitchen and breakfast room and dining room
- Living room with bi-folding doors onto balcony which enjoy splendid rural views
- Master suite enjoying outstanding rural views with en-suite and dressing room
- Gardens to front and rear enjoying sunny aspect
- Large double garage and parking on drive way
- Exceptional Eco credentials ready for immediate legal completion

Situation:

Conveniently located just 2.5 miles from the seafront, beaches, and all the attractions of Torquay, it also offers easy access to the Devon Expressway (A38) via the nearby by-pass, making it ideal for commuters. Fluder Hill is close to Babbacombe and local schools, including the boys' and girls' grammar schools (subject to catchment rules). Nearby retail parks provide a range of shopping opportunities, including major supermarkets and high street stores. Torbay Hospital is just a short distance away, and local buses run frequently, with Torre Station less than two miles away.

Accommodation:

Step into your dream home through the front door to a grand entrance hall, complete with a convenient cloaks cupboard, a separate WC, and a versatile room perfect for a study or play area. The large living room offers unparalleled panoramic south-facing views of the beautiful countryside and distant Dartmoor. The room is designed for comfort, with bi-fold doors flooding the space with natural light and providing access to the Millboard decked balcony. Revel in the outdoor space, designed for relaxation and enjoyment, regardless of the weather.

The adjacent kitchen/breakfast room and open plan dining room is a homeowner's delight, featuring a superb range of wall and base units, elegant quartz countertops, and a spacious island for casual dining. Equipped with three ovens, a five-burner gas hob, and a hands-free sensor tap, this kitchen is a culinary haven. The separate laundry area is fully fitted and provides ample storage and plumbing for laundry appliances, with easy access to the garden terrace.

Ascend the bespoke staircase to the first floor, where you'll find four luxurious double bedrooms, each with ample space for large beds and additional furnishings. The principal bedroom suite boasts breathtaking views, a walk-in dressing room, and a contemporary en-suite shower room. A family bathroom, separate airing cupboard with a hot water cylinder complete this level, offering convenience and luxury to meet your every need.





Outside:

Approaching the property, you will be greeted by a permeable brick-paved driveway, shared with two adjoining properties. The house offers parking for two cars and a spacious garage with an automated remote-controlled door, providing additional parking and storage space. The garage is well-equipped with power, lighting, and water. The front garden features charming raised beds, with steps leading up to the front of the house and continuing to a gate that opens to the rear garden. The low-maintenance rear garden comprises mainly of a lawn, with strategically placed terraces capturing maximum sunshine throughout the day. A breakfast terrace is conveniently located adjacent to the kitchen/breakfast room, while a rear terrace takes full advantage of the late sunshine and stunning sunset views. Wind resistant fencing has been installed on either side, and the rear boundary is lined with trees overlooking farmland. Opening from the living room, the elevated south-facing balcony provides a sheltered sun trap, the perfect place to relax and delight in the magnificent far-reaching views.



Services:

The property is supplied by mains water, electricity and a shared treatment plant.

Local Council and Planning Authority:

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX

Council Tax:

To be assigned by Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Energy Performance Certificate

Energy performance rating B (91)

Tenure:

The property is freehold with vacant possession & NO CHAIN.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

Directions:

From Rendells Newton Abbot office 13 Market St Newton Abbot TQ12 2RL.
Take Highweek St to A382, take A381, Torquay Rd/A380 and Newton Rd to Barnhill Rd in Kingskerswell Drive to Fluder Hill. 29c Fluder Hill Kingskerswell, Newton Abbot TQ12 5JD is located on the left hand side

What3Words:

///rich.interviewer.pegs

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





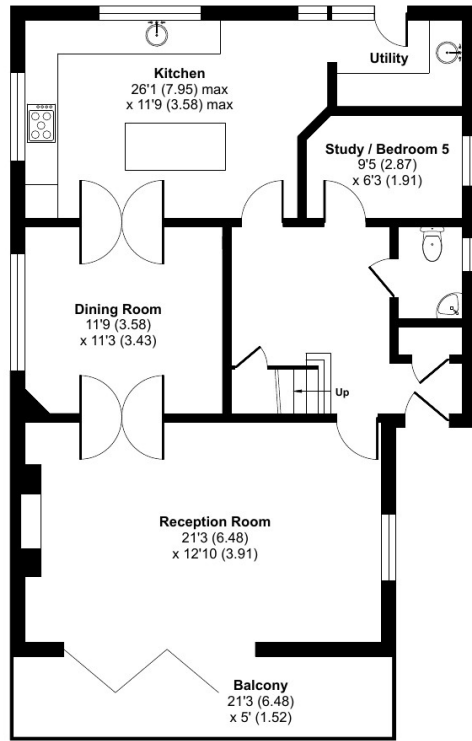
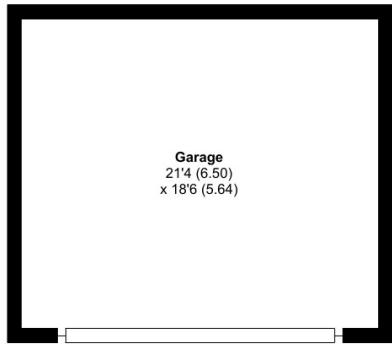
Fluder Hill, Kingskerswell, TQ12

Approximate Area = 1797 sq ft / 166.9 sq m (excludes void)

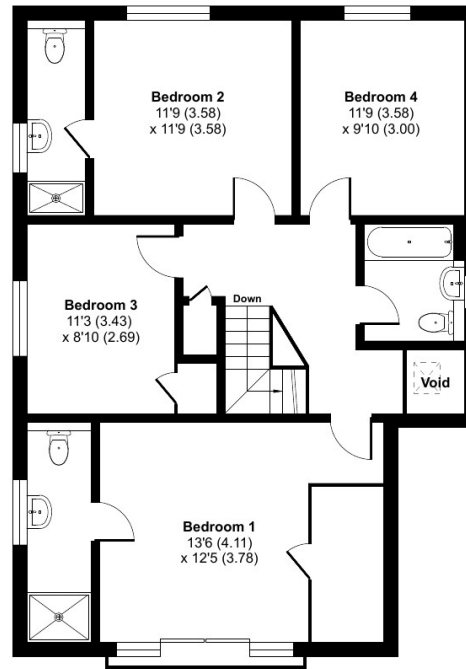
Garage = 395 sq ft / 36.6 sq m

Total = 2192 sq ft / 203.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rendells . REF: 1145738

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

13 Market Street, Newton Abbot, Devon, TQ12 2RL

Tel: 01626 353881

E-mail: newtonabbot@rendells.co.uk www.rendells.co.uk

