



Luca



# Luca 29c Fluder Hill

Kingskerswell, Newton Abbot, TQ12 5JD

Newton Abbot 3.5 miles, Torquay 3.5 miles, Exeter 20 miles.

A fine example of an architect designed new home, maximising its enviable elevated position, enjoying views across the surrounding countryside on the outskirts of a popular and accessible village.

- Impressive modern dwelling
- 1,793sqft of Accommodation
- 10 year 'Build Zone' warranty
- Edge of village location
- 4 double bedrooms
- Two en-suites & family bathroom
- Balconies & private rear garden
- Double Garage & Driveway
- Freehold
- Council Tax Band: F

## Offers In Excess Of £750,000

### SITUATION

The property is set on the elevated and semi-rural outskirts of the popular village of Kingskerswell which is located between the English Riviera and the market town of Newton Abbot. The village offers numerous local shops, a health centre, primary school, village hall and pubs whilst wider amenities can be found nearby in Torquay and Newton Abbot. There is an intercity railway station at Newton Abbot providing a route to London Paddington while the A380 trunk road is a short distance from the property, providing easy access to Exeter by car. Sighted as one of best places to downsize to in the South West during a research exercise by a national estate agent and as reported by DevonLive, thanks to its amenities and accessibility.

### DESCRIPTION

Luca is an impressive and substantial new home, that combines light accommodation that maximises its enviable elevated position, enjoying picturesque views across the surrounding countryside. Built with a high degree of energy efficiency, with eco credentials including PV panels, which ensures the property is cost effective to run and boasts a B EPC rating. With accommodation extending to over 1,700sqft across two floors of that maximises its beautiful aspect including a sitting room and master suite that enjoy balconies to enjoy the view. The accommodation sits atop the double garage which is set behind the properties two parking spaces, while the rear of the property features a charming lawn garden.



## ACCOMMODATION

A welcoming entrance hall sets a grand tone for the property, providing access to a versatile study or playroom, a stylishly appointed cloakroom, and a large living room. This principal reception room is flooded with natural light, featuring bi-fold doors that open onto a south-facing balcony, which serves as the perfect vantage point to soak up the picturesque views. The modern kitchen and breakfast room acts as a true centrepiece for the home, beautifully fitted with sleek quartz worktops, appliances including three ovens and a five-burner hob with space for a dishwasher, and a highly sociable central island unit. Completing the ground floor layout is a fully fitted utility room with direct garden access, ensuring day-to-day practicality.

An elegant staircase rises to the first floor, where the principal bedroom suite genuinely impresses, boasting far-reaching southern rural views, a private dressing room, and a modern en-suite shower room comprising a shower, wash basin, wc and heated towel rail. There are three further double bedrooms on this level, one of which benefits from its own en-suite shower room, making it excellent for guests. The remaining double bedrooms share a contemporary family bathroom consisting of a shower over bath, wash basin, WC and heated towel rail.

## OUTSIDE

The exterior spaces have been beautifully landscaped, designed for low maintenance while offering a variety of distinct outdoor living zones. A sunny breakfast terrace provides a lovely spot for morning coffee, while the rear terrace captures the best of the evening sunsets. Sheltered by secure fencing and mature trees, the rear garden enjoys a high degree of privacy while directly overlooking open farmland. To the front, a smart brick-paved driveway provides ample off-road parking and leads to the integral garage, which features power, lighting, and an automated sectional insulated door.

## SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating. Surplus electricity from the PV panels. Underfloor heating throughout the ground floor plus dual fuel towel rails. Ofcom advises that ultrafast broadband and limited mobile coverage via the major providers is available.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## AGENTS NOTE

Please note, that some of the images have been digitally staged.

## DIRECTIONS

Proceed towards Torbay on the A380, passing Newton Abbot and the first exit for Kingskerswell. At the traffic lights, turn left signposted to Torquay and the A3022, and take the first left after the bridge crossing signposted to Kingskerswell. Proceed for a third of a mile and turn right after the fuel garage to turn onto Southey Lane; continue to the end of the road and turn right at the mini-roundabout onto Fluder Hill. Continue up the hill for a third of a mile, proceeding out of the village, where the property can be found on the left-hand side via the shared entrance.

What3Words: [///submitmaterialsdebut](https://www.what3words.com/submitmaterialsdebut)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

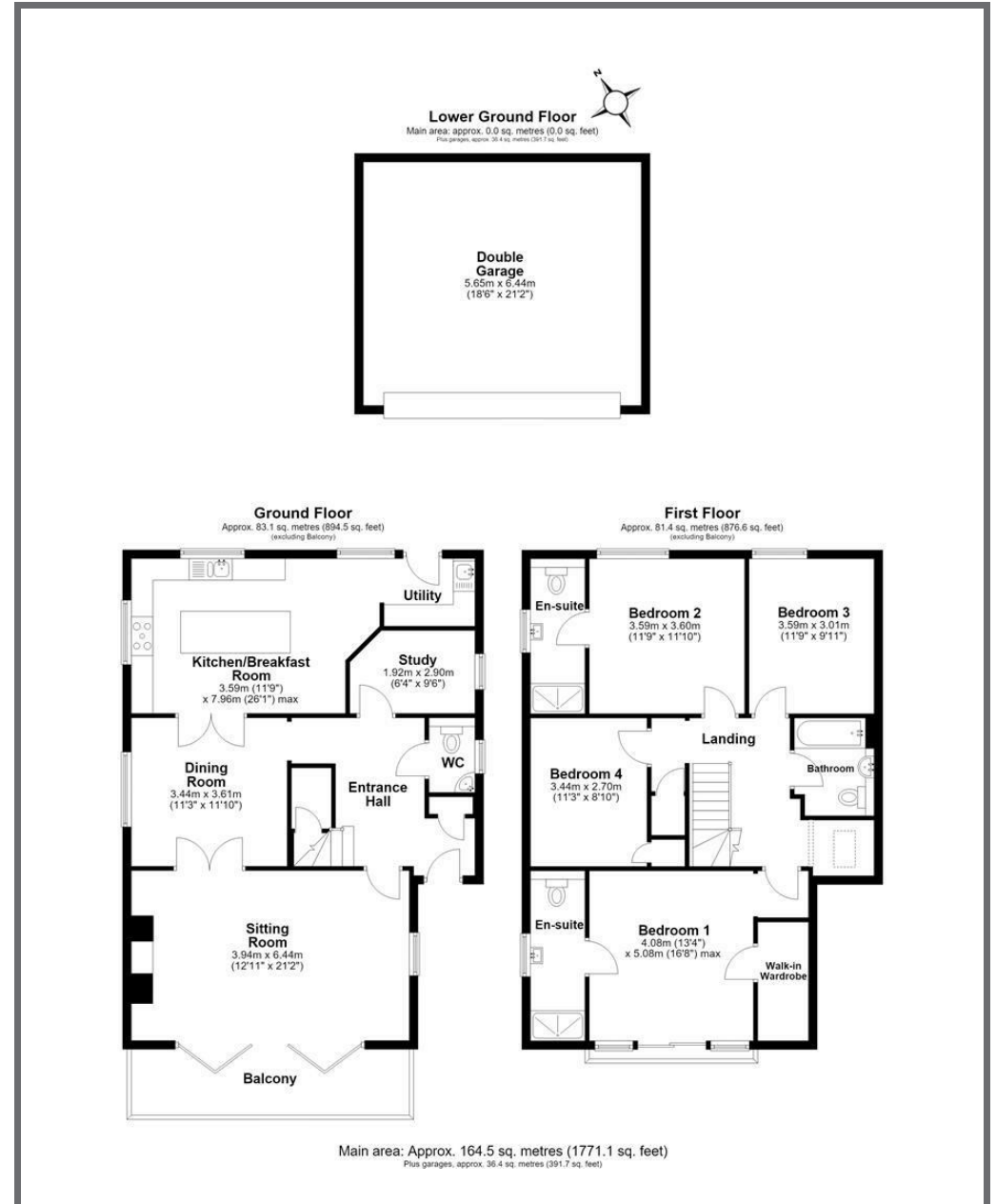


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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