



**JOHN COUCH**  
THE ESTATE AGENT

29c Fluder Hill  
Kingskerswell Newton Abbot Devon  
**£949,000 Freehold**



# 29c Fluder Hill Kingskerswell Newton Abbot Devon TQ12 5JD

## £949,000



A newly constructed home built to be ultra energy efficient and designed to capture the stunning southerly views whilst providing a spacious, comfortable home for 21<sup>st</sup> century living.

- Stunning, far reaching views ■ Highly energy efficient ■ Kitchen/breakfast room
- Utility area ■ Dining room ■ Sitting room with balcony ■ Cloakroom/WC
- 4 Bedrooms ■ Bed 2 with en-suite ■ Family bathroom
- Principal bedroom with en-suite, dressing room & Juliette balcony
- Double garage ■ Parking ■ Gardens

### 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 within just 2.5 miles of the seafront promenade, beaches and all that Torquay has to offer this location is also perfect for those needing to get out of town with the nearby by-pass creating a fast link with the Devon Expressway (A38).

Fluder Hill is very convenient for the many facilities of nearby Babbacombe and local schools include the boys' and girls' grammar schools (subject to catchment rules). There is an abundance of shopping opportunities with major supermarkets and a comprehensive range of high street name stores available at local retail parks close by. Torbay Hospital is also just a short distance and there is a range of local buses with Torre Station just under two miles away.

### 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.

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.

VIEWING BY APPOINTMENT ONLY

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. The village of Kingskerswell is sought after for its community feel and good local amenities.

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 cinemas.

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 communication 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. (Teignbridge District Council)

**MOBILE PHONE COVERAGE** 02 EE, Three, Vodafone (Ofcom Data estimated)

**BROADBAND** Standard (ADSL) Superfast (Cable) and Superfast (FTTP) (Ofcom Data estimated)











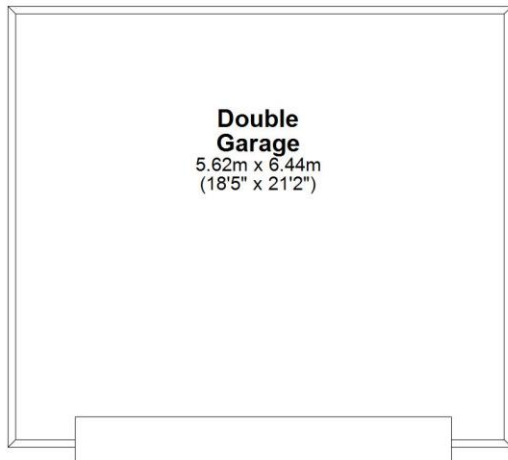




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>	91	92
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

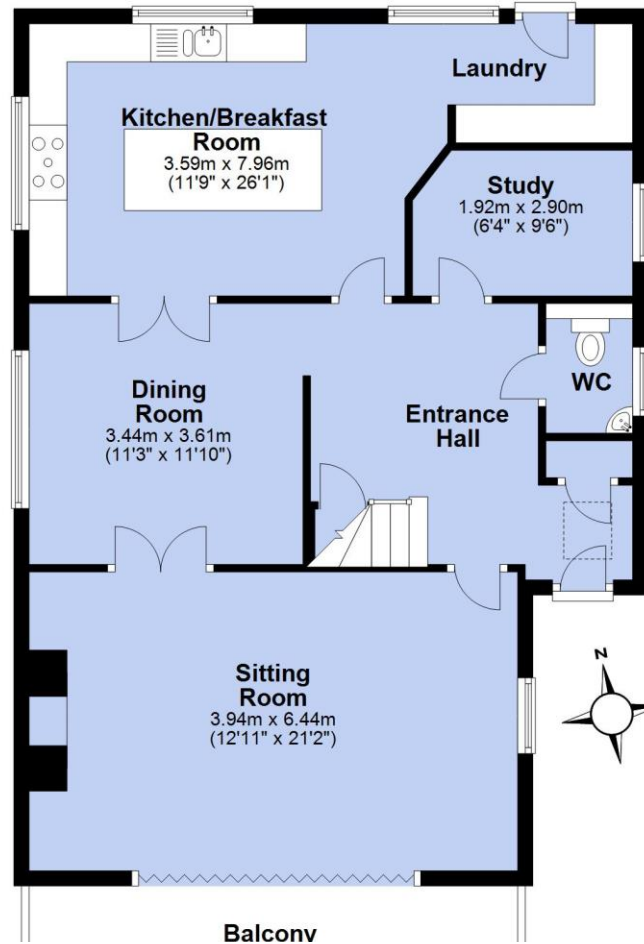
### Lower Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



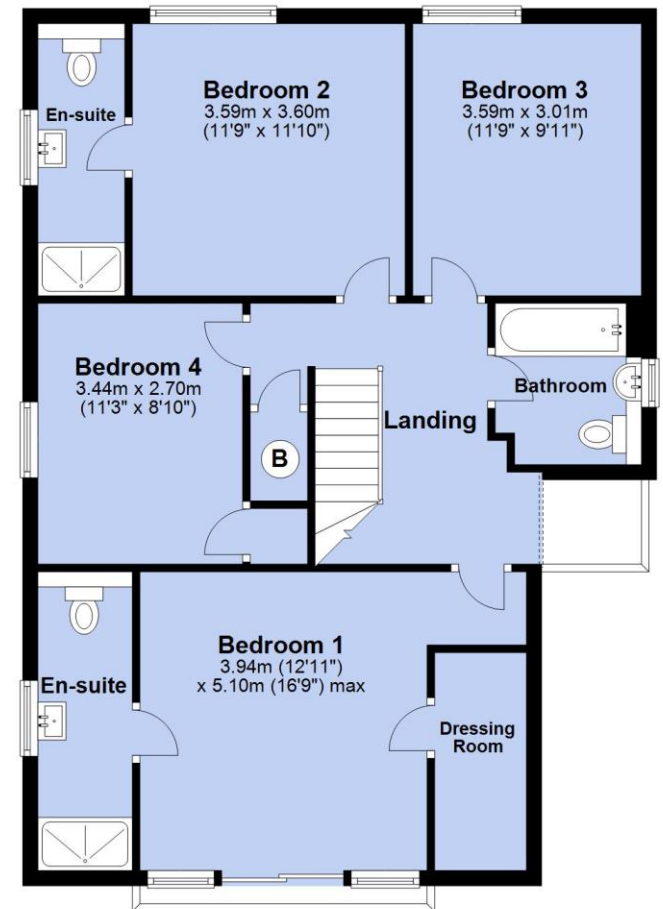
### Ground Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



### First Floor

Approx. 80.7 sq. metres (869.1 sq. feet)



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.