







# Fluder Heights, 27, Fluder Hill, Kingskerswell, TQ12 5JD

An individual detached property with plenty of kerb appeal and many desirable features.

- Individual Detached House
- 4 Bedrooms (2 en suite)
- Double Aspect Living Room
- Open Plan Kitchen / Diner
- Gas Central Heating & Double Glazing
- Approx 1/3 Acre Secluded Plot
- Cabin With Hot Tub
- Garage & Driveway Parking
- Edge Of Village Location
- Magnificent Far Reaching Views

Located on the rural edge of the village of Kingskerswell, Fluder Heights sits elevated from the road to take advantage of its spectacular far-reaching views from both its front and rear aspects.

The village of Kingskerswell is situated between the vibrant market town of Newton Abbot and the Torbay English Riviera, both within easy reach by car. The village itself offers a wide range of amenities for everyday needs and includes a small supermarket, health centre, primary school, restaurants and public house and church.

The accommodation is perfectly designed on a reverse level basis to take full advantage of its magnificent views and is well-presented. On the first floor level is the living accommodation including a double aspect living room, a spacious fitted kitchen with part granite counter tops, range cooker and selection of integrated appliances. The dining area is fashionably open plan to the kitchen and is currently providing a snug area for the current owners. Also on the first floor is the master bedroom with en suite shower / w.c, 2nd bedroom and a lovely tiled bathroom. The lower level offers two further bedrooms, one of which has an en suite shower / w.c.

Standing on a plot extending to almost a third of an acre, to the front there is a smart tarmac driveway and turning area which provides parking and access to an integral garage with remote electric door. To the rear the garden is substantial and secluded undulating lawns and landscaped areas leading down to the rear boundary which adjoins fields. A wonderfully private terrace and decked area, perfect for alfresco dining, enjoys the views and runs along the rear elevation of the property. Adjacent to the deck is an insulated garden cabin complete with hot tub.

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

## ACCOMMODATION

### First Floor

Living Room	24' 0" (7.32m) x 11' 10" (3.61m)
Kitchen	15' 11" (4.85m) x 8' 9" (2.66m)
Dining Room	12' 7" (3.84m) x 10' 10" (3.3m)
Bedroom 1	16' 2" (4.93m) x 10' 8" (3.25m)
En Suite Shower Room	
Bedroom 2	8' 10" (2.69m) x 7' 10" (2.39m)
Family Bathroom	

### Ground Floor

Bedroom 3	14' 4" (4.37m) x 11' 10" (3.61m)
En Suite Shower Room	
Bedroom 4	12' 7" (3.84m) x 7' 7" (2.31m)
Store	

## OUTSIDE

Rear garden with deck.  
Garden cabin measuring 13' 3" (4.04m) x 9' 10" (3m).

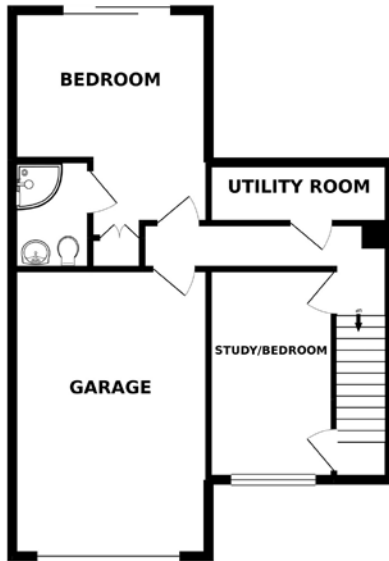
## PARKING

Driveway and turning area.  
Integral garage measuring 17' 3" (5.26m) x 11' 9" (3.58m).

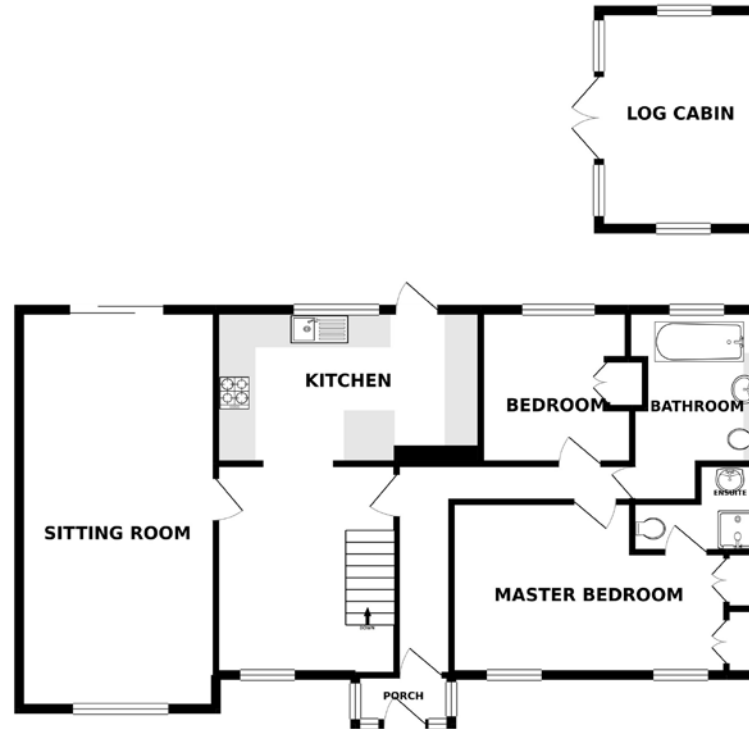




GROUND FLOOR 55.34 sq. m.  
( 595.68 sq. ft. )



1ST FLOOR 107.09 sq. m.  
( 1152.74 sq. ft. )



TOTAL FLOOR AREA : 162.43 sq. m. ( 1748.42 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AGENTS NOTES

### Tenure

Freehold

### Local Authority

Teignbridge District Council- Currently band E

### Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

## DIRECTIONS

From the A380 Penn Inn roundabout at Newton Abbot, Torquay bound. Take the first exit from the dual carriageway for Kingskerswell. At the roundabout continue for Kingskerswell. Follow the road and at traffic lights (by The Hungry Horse), turn right into Barnhill Road. At the top turn left onto Fore Street and proceed along this road into Fluder Hill. Fluder Heights can be found on the left hand side.

## Energy Efficiency Rating

