



Kingskerswell

4x  1x 

ENERGY
RATING
D67

- Video Walk-through Available
- Spacious Detached Bungalow
- Far-Reaching Views
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Kitchen & Utility
- Modern Shower Room
- Driveway & Double Garage
- Low Maintenance Gardens
- Early Viewings Advised

Guide Price:
£450,000
FREEHOLD

3 Fluder Hill, Kingskerswell, Newton Abbot, TQ12 5JD



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

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A mature surprisingly rooming individual detached bungalow in a highly sought-after location within the village of Kingskerswell.

With an integral double garage and brick paved driveway providing plenty of parking, the bungalow enjoys some lovely open views from both the front and rear over the surrounding area and onto miles of rolling green countryside. The rear garden has been designed with ease of maintenance in mind being mainly laid to brick paving, whilst at the front there are lawns and mature inset planting.

Kingskerswell is well served and highly sought-after village situated between the market town of Newton Abbot and the coast at Torbay. Village amenities include various pubs and restaurants a small supermarket, school and ancient church.

The Accommodation:

Stepping inside, the extended accommodation, which is over 1800ft² including the garage and adjoining workshop, all offers a degree of versatility. The front door opens into a T-shaped hallway with recessed airing cupboard. a fabulous split level living room extends to some 41m² and is flooded with light having triple aspect glazing in the views and includes access to an adjacent raised balcony. The kitchen has a selection of oak cabinets arranged in a U-shaped and includes an integrated double oven and hob and is again double aspect enjoying the views and enjoying natural light. There is also a separate dining room which could provide a fourth bedroom if required. Serving the three double bedrooms is up to the minute fully tiled shower room with over oversized shower cabinet WC and basin.

Outside:

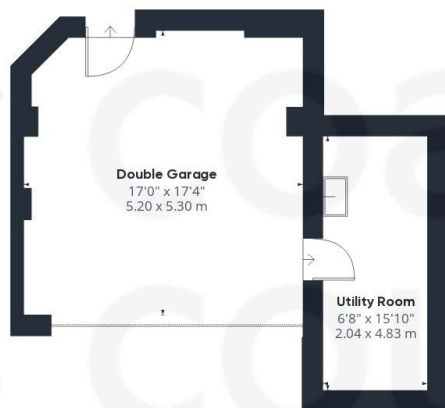
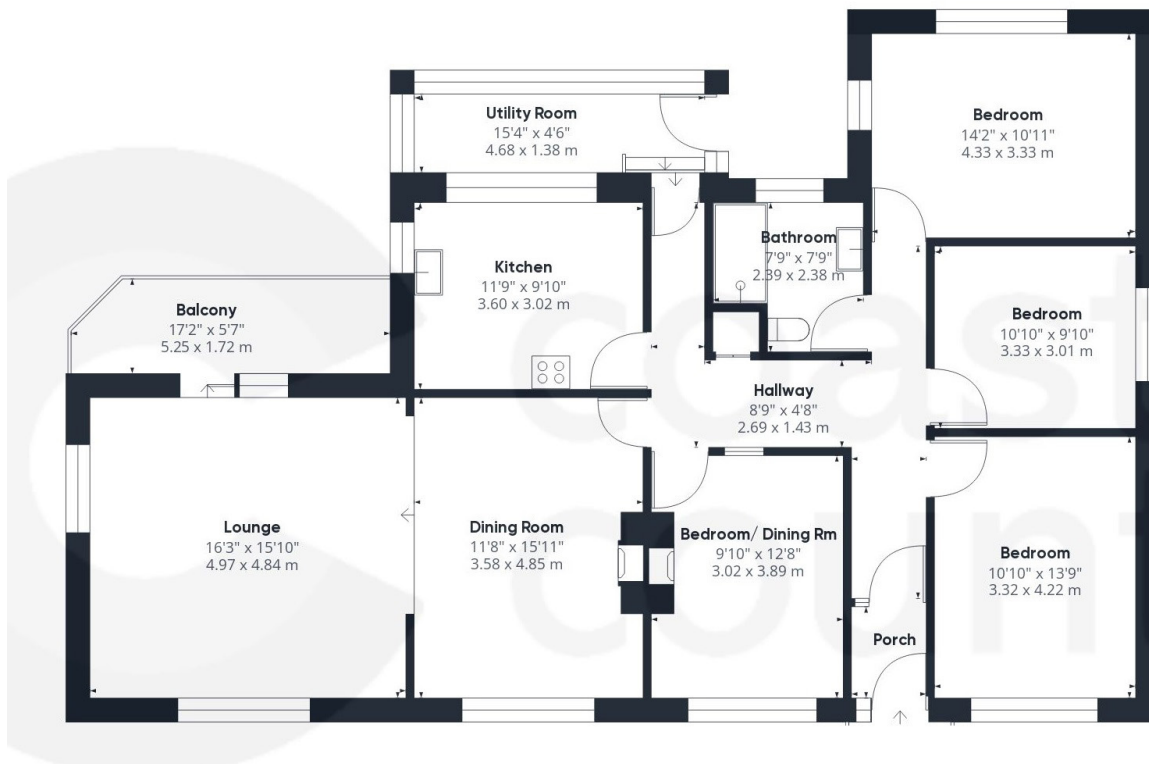
Enclosed front and rear gardens, the latter enjoying a great deal of privacy and taking in the fantastic views, which has been designed with these of maintenance in mind and laid to brick paving, whilst at the front is a lawn and flowerbeds.

Parking:

Integral double garage with up and over door having a useful workshop off. Driveway for several vehicles.



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Approximate total area

1811.65 ft²

168.31 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains electricity. Mains water. Mains drainage. Mains gas.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.