



The Accommodation

- 🏠 Hallway with study area
- 🏠 Lounge dining room
- 🏠 Newly fitted kitchen
- 🏠 Three bedrooms (master en suite)
- 🏠 Main shower room
- 🏠 Self contained studio/annexe
- 🏠 Driveway with off road parking for two to three cars
- 🏠 Delightful rear garden with decking
- 🏠 Breathtaking views
- 🏠 Village location

Our View “Beautifully presented detached bungalow with separate self contained studio annexe and stunning views”



Brief Description

This truly stunning detached bungalow has been extensively updated by the current owners creating a superb property with three bedrooms (master en suite), lounge, dining room and newly fitted kitchen and wet rooms. There is a separate studio/annexe and well maintained gardens and delightful far reaching views.

The accommodation comprises the porch which gives access to the main entrance leading into the hallway which has two useful storage cupboards, one of which has space and plumbing for a tumble dryer and combi boiler. The hallway also accommodates space for a study area. The lounge dining room is a delightful space with three double glazed windows to the front and side and recently fitted bi-folding doors that lead onto the decking at the rear enjoying the breathtaking views across Kingskerswell to the surrounding countryside and towards Haytor. This lovely room also features an attractive feature fireplace.

There are three bedrooms, with the master positioned at the front of the property and benefiting from large built in wardrobes and giving access to the superb, recently fitted en suite shower room which features a low level flush WC, pedestal wash hand basin set within a vanity unit and separate walk in shower powered from the mains. There is heated tiled flooring and a double glazed window to the side aspect. The second and third bedrooms also benefit from built in wardrobes, with the second bedroom having double glazed doors leading onto the decking at the rear. The kitchen has been fitted to a very high standard and specification with a range of matching wall and eye level units, stainless steel mixer tap sink and drainer, four ring gas hob with extractor hood and light over. Built in appliances include a dishwasher, refrigerator and Neff oven and microwave. There are tiled splashbacks and flooring and a double glazed window to the rear enjoying the views. Completing the accommodation is the delightful main shower room with low level flush WC, feature pedestal wash hand basin and walk in shower powered from the mains. There is a heated tiled flooring and feature towel rail and an electronically and sensor operated skylight velux window.



2 Fluder Rise comprises superb outside space designed for modern day living. To the front you will find a driveway providing off road parking for two to three cars and a well maintained front garden with a pathway leading to the front entrance and gated access to the side. To the rear you will find a decked area that leads out from the property with steps rising to a further decked area, ideal for outside dining and entertaining and a raised area laid to artificial grass providing low maintenance. A summer house is located at the far corner of the garden. From every position in the rear garden you are able to enjoy the stunning views of the surrounding countryside and towards the moor.

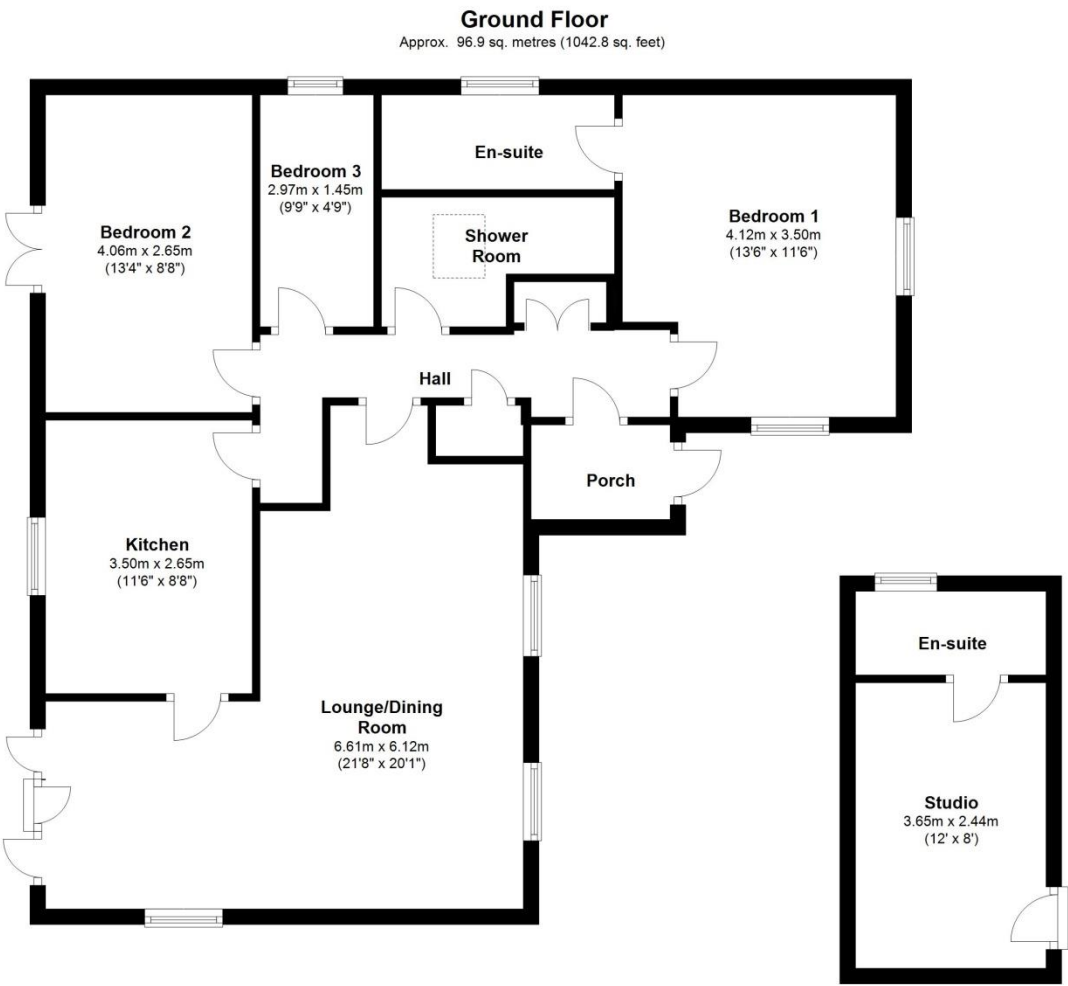
There is a access to an enclosed courtyard garden leads to the studio/annexe. This is an area which has been converted from a garage and has created a superb living space with a fully fitted kitchen having a range of units and built in appliances, a fully fitted bedroom area with built in storage and access to a superb modern en suite shower room.

Kingskerswell is an increasingly popular place to live since it was bypassed by the relief road and the old part of the village still retains its original charm. There are good local facilities to suit most local needs. Access to the A380 dual carriageway, which links with the M5 at Exeter, is about four minutes drive away. The Willows shopping centre is about five minutes drive and the market town of Newton Abbot, with its more comprehensive facilities and mainline railway station, is about ten minutes away, as is the coastal resort of Torquay.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D	62	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)
2 Fluder Rise, Newton Abbot



ESTATE AGENTS
AUCTIONEERS
LETTING AGENTS
DISTINCTIVE HOMES

2 Fluder Rise, Kingskerswell, Newton Abbot, Devon, TQ12 5JR

Ref: DSN4291

01626 336633

£350,000 Freehold

woodshomes.co.uk