



HIGHFIELD | 29A FLUDER HILL | KINGSKERSWELL | DEVON

PROPERTY | LETTINGS | FINANCIAL SERVICES



Complete Land and New Homes

# Highfield, 29A Fluder Hill

This exceptional brand new chalet style detached house is located in the highly sought after village of Kingskerswell, South Devon. Sited in a semi-rural area of the village but with very easy access to Torquay, Paignton, Newton Abbot and Exeter. The house is situated within easy walking distance of the village shops that include; a local butcher, Post Office, bakery along with a medical centre and Kingskerswell Primary School. Local schools also include the highly acclaimed; Torquay Boys Grammar, Torquay Girls Grammar school and Churston Grammar school.

The property has been built by long established and highly experienced Pavilion Homes, the homes division of Pavilion Construction Ltd. The company specialises in exclusive, individually styled prestige properties within the Devon countryside. Pavilion Construction are locally based and a member of NHBC and the Federation of Master Builders, winning a local authority award for their previous homes development.

Highfield is situated in an elevated position with outstanding panoramic views from both floor levels of the surrounding countryside and views across towards Torbay.

The property itself measures approximately 1595 sq ft. with accommodation comprising on the ground floor of a superbly fitted kitchen, dining room, conservatory all with travertine flooring, a spacious living room and a ground floor en-suite master bedroom and downstairs cloakroom, all with zone controlled underfloor heating. To the first floor there are three further good size bedrooms, one being en-suite and a well appointed family bathroom with bath and separate shower. The property has the benefit of full UPVC double glazing, underfloor heating on the ground floor and radiators to the first floor. The finish throughout is to a very high standard both internally and externally. Pavilion have landscaped the grounds to their best effect, with gardens areas to the front, rear and sides enclosed with timber fencing, natural hedging and stone walling. To the front the parking area has been fully paved providing good off street parking for three to four vehicles. The property has been built with a full ten year NHBC warranty.

As sole agents we would highly recommend an early viewing to avoid disappointment.





- BRAND NEW FOUR BEDROOM EXECUTIVE DETACHED HOUSE
- TEN YEAR NHBC BUILDING WARRANTY
- STUNNING COUNTRYSIDE VIEWS
- TWO EN-SUITE BATHROOMS ONE FAMILY BATHROOM AND CLOAKROOM
- OFF STREET PARKING FOR THREE/FOUR VEHICLES
- FULLY LANDSCAPED GARDENS
- EXCEPTIONAL KITCHENS AND BATHROOMS
- QUALITY FIXTURES AND FITTINGS
- CONSERVATORY
- GROUND FLOOR BEDROOM



## SPECIFICATION

The front entrance to the house is approached via steps and path leading up from the front garden area to the wide feature entrance steps and covered porch with tiled roof and wooden support pillars. Attractive front entrance door with sidelight .

## GROUND FLOOR

### Kitchen

- Contemporary style kitchen with co-ordinating worktop.
- Soft close drawer units. Deep pan drawers. Wine racks
- Brushed chrome downlights
- Travertine flooring
- Underfloor heating
- Cupboard housing A rated Glow Worm gas boiler.
- UPVC double glazed back door leading to side of property
- Outstanding views

### Appliances

- Range style duel fuel stainless steel cooker and extractor hood.
- Integrated Hotpoint dishwasher, washing machine and fridge/freezer.

### Dining Room

- Oak/oak veneer bi-fold sliding doors leading into conservatory.
- Underfloor heating
- Wiring for wall lights with dimmer switch.
- Brushed chrome downlights
- BT point.
- Travertine flooring

### Conservatory

- Fully tiled slate roof, vaulted ceiling
- Brushed chrome spotlights
- Underfloor heating
- White velux
- Travertine flooring
- Double glazed patio doors leading to rear garden areas

### Lounge

- Underfloor heating
- BT point, TV point, wiring for sky plus



- Gas point for feature fire
- Wiring for wall lights with dimmer switch.
- Stunning views.

### Bedroom 2 with En-Suite

- Double bedroom
- BT point, TV point and wiring for sky plus
- Underfloor heating
- View of rear garden

### Ensuite

- Grohe shower, quality chrome/glass shower cubicle.
- Roca WC and wall hung washbasin with matching chrome single lever tap.
- Chrome heated towel rail
- Underfloor heating
- Feature sun pipe
- Extractor
- Shaver point
- Tiled floors and walls

### Cloakroom

- Large cloakroom to accommodate wheelchair access.
- Underfloor heating
- Roca WC and wall hung washbasin with matching chrome single lever tap.
- Fully tiled floor and partial tiling to walls



### **Hallway/Stairs and Landing.**

- Mains smoke detectors
- Underfloor heating downstairs
- Understairs full height storage cupboard with bulkhead light.
- Electrical consumer unit
- Door bell unit
- Stairs to first floor
- White velux window at top of stairwell with rural views

### **FIRST FLOOR**

#### **Bedroom 1 – Master bedroom with en-suite**

- Double bedroom
- BT point, TV point, wiring for sky plus
- Radiator
- Outstanding views

#### **En-Suite**

- Fitted built in bathroom furniture units with co-ordinating top and plinth.
- Grohe shower, quality chrome/glass quadrant shower cubicle.
- Roca WC and wall hung wash basin with matching chrome single lever tap.
- Chrome heated towel rail
- Brushed chrome downlights
- Shaver point

- Extractor
- Obscure glass white velux window with rural views when open.
- Fully tiled walls with feature mosaics and tiled floor.

#### **Bedroom 3**

- Double bedroom
- TV point
- Radiator
- Stunning views

#### **Bedroom 4**

- Double bedroom
- BT point, TV point, wiring for sky plus
- Radiator
- Large loft hatch with access ladder
- White velux with countryside views.

#### **Family Bathroom**

- Fitted built in bathroom furniture with co-ordinating top and plinth.
- White double ended bath with central chrome bath mixer.
- Grohe shower, quality chrome/glass quadrant shower cubicle.
- Roca WC and washbasin with matching chrome single lever tap.
- Chrome heated towel rail
- Brushed chrome downlights
- Shaver point
- Extractor
- Fully tiled walls and floor
- Obscure glass white velux with rural views when opened.

#### **LOFT SPACE**

Access via modern loft ladder with hand rail. Insulated with storage space and electric light.

#### **Airing Cupboard**

- Large water cylinder with heating and hot water controls
- Wooden shelving for storage
- Bulkhead lighting



## OUTSIDE/GARDEN AREAS

The garden areas surround the property on all four sides and comprise;

**Rear** – Two paved patio areas – the higher with steps up and having good rural views. The lower patio leads out directly from the patio doors of the conservatory and is very secluded. Both patios are large enough for patio furniture. Wooden corner summerhouse 7' x 7' complete with light and electric double socket, suitable for storage of garden tools and equipment or for leisure use. Raised and shaped flower borders and log walling.

**Sides** – Paved paths from front to back. Landscaped shrub borders. Fenced.

**Front** – Landscaped flower/shrub beds. Front turfed lawn areas leading down steps to driveway. Paved driveway/turning and parking area with planted trees in border. Feature granite bench positioned to take advantage of the views towards Dartmoor.

In the autumn of 2010 the developer will be planting beech whips along the two sides of the new fencing.

++ Please note; the natural products used in the construction of the property such as the slate tiles, timber supports, log walling, travertine flooring, mosaics, oak veneer doors and thresholds are all subject to variation within the material itself. They are not considered a defect and form part of the inherent character of natural products.

## INTERIOR FINISHES

- Oak veneer internal doors
- Quality chrome ironmongery
- Smooth ceilings
- White gloss internal woodwork
- Coveing to all downstairs and landing/stair area
- Neutral shade of matt wall paint
- White UPVC double glazed windows with lockable handles
- White polyurethane velux windows (maintenance free) – ensuite 1, family bathroom,
- Bedroom 4 and stairwell.
- Mira shower trays
- Room thermostats for underfloor heating

## EXTERIOR FINISHES

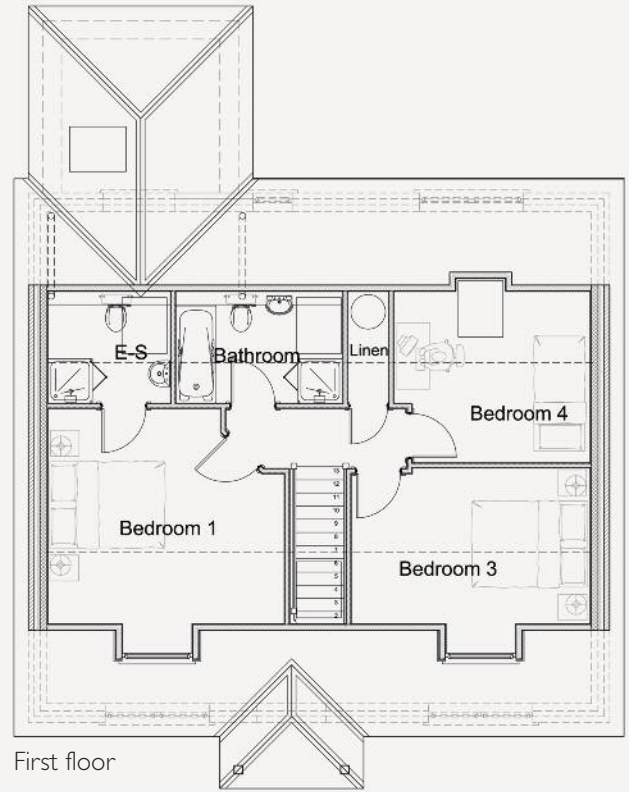
- Quality GRP composite front door and sidelight with co-ordinated glazing.
- Low threshold for easy access
- Outdoor bulkhead light in porch area
- Quality brushed chrome door fittings and letterbox
- Three outdoor external lights
- Two external water taps, one to side and one to rear
- One external RCD weatherproof electrical socket
- White UPVC fascia and soffits
- White UPVC rear kitchen door
- Black UPVC guttering and downpipes
- Attractive riven paving to two patio areas
- Paved parking and turning area
- Quality fencing to two boundaries
- Landscaped gardens



# HIGHFIELD | 29A FLUDER HILL | KINGSKERSWELL | DEVON



Ground floor



First floor

## Ground Floor

Kitchen	10' 4" x 16' 2" 3.15 x 4.93m	Lounge	16' 2" x 13' 5" 4.93 x 4.09m
Dining	10' 4" x 11' 3" 3.15 x 3.43m	Cloakroom	7' 4" x 3' 10" 2.23 x 1.17m
Conservatory	8' 9" x 8' 8" 2.67 x 2.64m	Bedroom 2	12' 3" x 11' 3" 3.73 x 3.43m
Hallway	20' 1" x 3' 3" (by front door 6'2") 6.12 x 0.99 (front door 1.85 m)	Ensuite 2	7' 4" x 3' 3" 2.23 x .099m

## First Floor

Bedroom 1	13' 5" x 13' 2" 4.09 x 4.10m	Bedroom 3	13' 7" x 9' 10" 4.14 x 3.00m
Ensuite 1	6' 9" x 6' 4" 2.11 x 1.93m	Bedroom 4	10' 10" x 10' 8" 3.30 x 3.25m
Family Bathroom	9' 6" x 6' 4" 2.89 x 1.93m		

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

## Location

The property is located in the popular village of Kingskerswell between Newton and Torbay. Kingskerswell has a host of facilities including a doctors surgery, local shops, school, public houses, churches. It offers very easy access to the English Riviera and Newton Abbot, the A38 and surrounding areas.

## Directions

From our office drive towards Penn Inn, take the third exit on to Torquay Road, turn right at Barnhill Road, continue onto Fore Street, which then leads on to Fluder Hill, where the property will be located.

## Additional Information

**Services** Mains gas, water and electricity. Drainage by Klargester bio-disc treatment plant situated at the top of the front garden and landscaped with log walling and planting. The drainage system will make considerable savings on the householders South West Water bill.

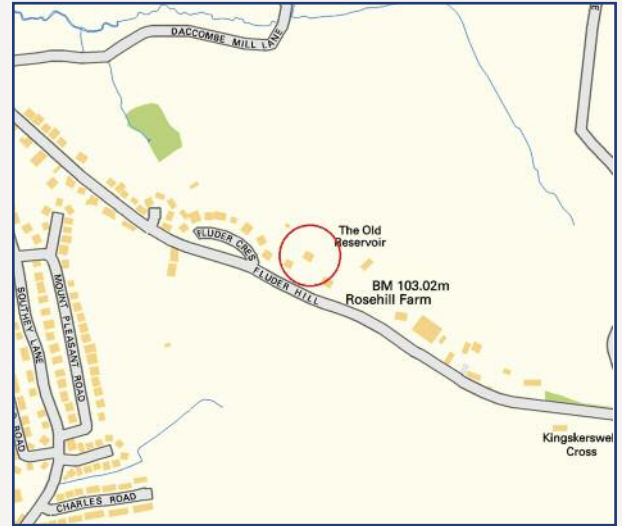
**Local Authority** Teignbridge District Council

**Council Tax Band** Not yet rated, to be advised.

**Tenure** Freehold

**Postcode** TQ12 5JD

**Viewing** Strictly by appointment with Complete Property Services  
Telephone 01626 362246 Fax 01626 336559



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(35-54) <b>E</b>		
(21-34) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>B2</b>	<b>B4</b>
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(35-54) <b>E</b>		
(21-34) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>B1</b>	<b>B2</b>
	EU Directive 2002/91/EC	

**Agent's Note:** For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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