



West of 

# Trehill House

Kenn

£265,000



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Discover this absolutely beautiful two double bedroom apartment nestled in the highly sought-after village of Kenn. This light and spacious residence features high ceilings and tall windows, creating an airy and inviting atmosphere. The apartment combines stylish modernity with classic charm with a wonderful living/dining room with a curved bay window, offering picturesque views over the cricket field and surrounding countryside, a modern kitchen/breakfast room - perfect for culinary enthusiasts, and large master bedroom with a dedicated dressing room area, providing ample storage and convenience. Additional features include a cloakroom/utility room and a sleek modern shower room, enhancing the overall functionality of the space. The apartment also comes with the added benefit of a garage located in a nearby block, ensuring secure parking. This property is ideal for those seeking a contemporary lifestyle in a tranquil village setting. Don't miss the opportunity to make this stylish apt

Superbly spacious apartment | Two double bedrooms | Wonderful living/dining room with outlook over the village cricket field and countryside beyond | Modern kitchen/breakfast room | Large master bedroom with adjoining dressing room | Cloakroom/utility room | Modern shower room | Garage located in nearby block | Chain Free

## PROPERTY DETAILS:

### APPROACH

Covered entrance and steps to communal front door and communal entrance hallway.

### COMMUNAL ENTRANCE HALLWAY

Spacious hallway with lift and stairs to second floor. Front door to apartment 8.

### ENTRANCE HALLWAY

Beautiful entrance hallway with high coved ceiling and quality wood effect laminate floor. Feature archway and two steps to living/dining room. Archway to inner hallway and doorway to further inner hallway. Radiator.

### LIVING ROOM

21' 7" x 20' 7" (6.58m x 6.27m) (max into bay window) Absolutely stunning room with high coved ceiling and three large tall sash windows with lovely outlook over the cricket field and surrounding countryside. Three radiators. Matching quality wood effect flooring. TV and telephone points. Feature fireplace with wood mantle and slate hearth. Alcove with fitted shelving. Doorway to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

11' 1" x 9' 3" (3.38m x 2.82m) Light and spacious kitchen with tall sash window to rear aspect with fitted modern shutters and outlook over the cricket field and surrounding countryside. Modern fitted kitchen with excellent range of base, wall and drawer units in high gloss taupe and





white combination. Wood effect worktop with coloured glass splash back and inset composite sink. Integral electric Bosch oven and hob with modern cooker hood over. Integral dishwasher. Space and plumbing for freestanding fridge/freezer. Recess spotlights. Matching breakfast bar area. Wall mounted LPG boiler.

#### **INNER HALLWAY**

Double doors to shallow storage cupboards. Radiator. Matching quality wood effect laminate flooring. Doorway to kitchen/breakfast room. Doors to bedroom 1 and shower room.

#### **BEDROOM 1**

15' 5" x 13' 3" (4.7m x 4.04m) Wonderful master bedroom with high coved ceiling and large sash window with fitted modern shutters with outlook over the cricket field and surrounding countryside. Range of fitted wardrobes complete with hanging rails and shelving. TV point. Radiator. Matching quality wood effect laminate flooring. Arch to dressing room.

#### **DRESSING ROOM**

7' 8" x 6' 4" (2.34m x 1.93m) Useful room with some fitted storage cupboards. High level door to loft style storage cupboard. Radiator. Matching quality wood effect laminate flooring.

#### **SHOWER ROOM**

8' 8" x 5' 5" (2.64m x 1.65m) Attractive room with modern white suite comprising; low level w.c., hand wash basin set on solid oak plinth with cupboards under, and large walk-in shower enclosure with mixer shower and glass folding door. Ladder style radiator plus further vertical radiator. Recess spotlights. Extractor fan.

#### **FURTHER INNER HALLWAY**

Small hallway with space for coat hanging space. Doors to bedroom 2 and cloakroom/utility room. Matching quality wood effect laminate flooring.

#### **CLOAKROOM/UTILITY ROOM**

4' 3" x 3' 9" (1.3m x 1.14m) Modern white low level w.c. and hand wash basin with tiled splash panel. Space and plumbing for stackable washing machine and dryer. Extractor fan.

#### **BEDROOM 2**

12' 0" x 8' 8" (3.66m x 2.64m) (max) Further double bedroom with high coved ceiling and tall sash window to side aspect with modern fitted shutters and outlook over surrounding countryside. Radiator. Fitted wardrobes with hanging rails and shelving.

#### **OUTSIDE**

#### **GARAGE**

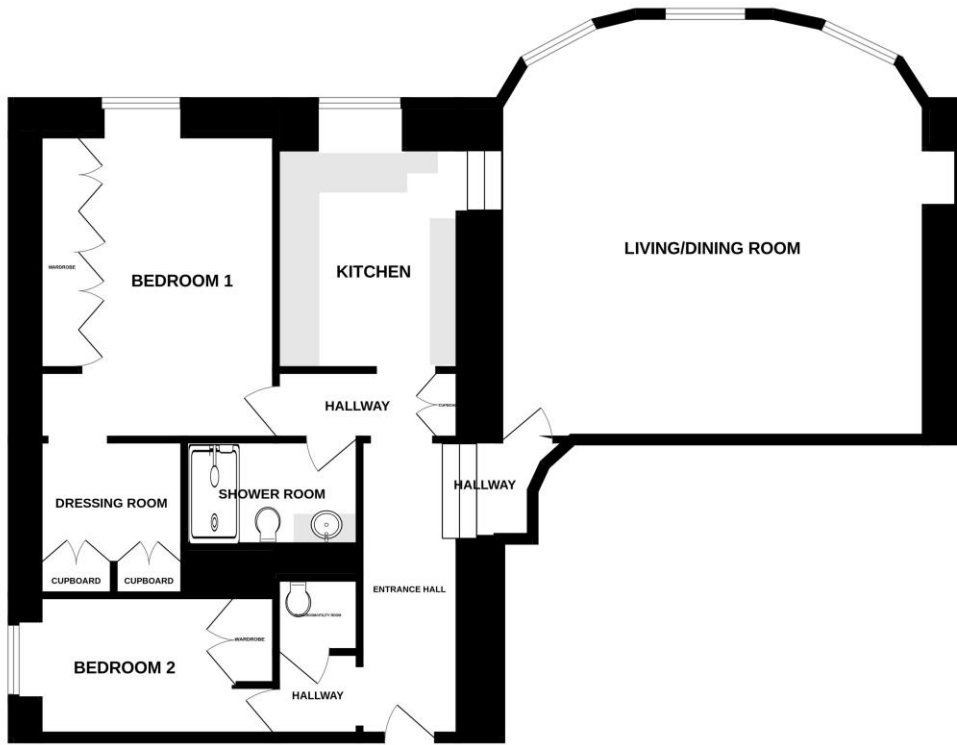
15' 9" x 8' 5" (4.8m x 2.57m) Up and over door to single garage located in nearby block.

#### **AGENTS NOTES:**

The property is leasehold - 999 years from 1987 - 912 years remaining.  
Council Tax Band: C - Teignbridge District Council  
Annual Ground Rent - £20.00  
Maintenance Charges - £2,700 - Inc upkeep of communal areas, grounds, exterior of the property and buildings insurance.  
Management company - Crown Property Management

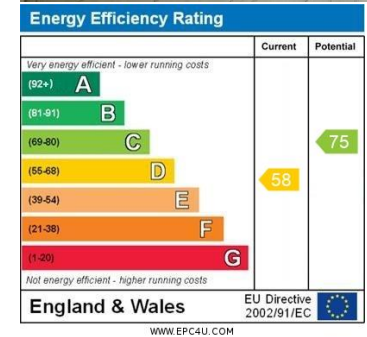


SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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