

## Flat 4 Trehill House, Kenn, Exeter, EX6 7XJ



Offered for sale is a beautifully presented spacious two bedroom ground floor apartment situated in a popular countryside location with stunning communal grounds and views over open countryside. With accommodation comprising entrance hall, lounge, refitted kitchen, two double bedrooms, master with ensuite shower room, family bathroom and Garage.

**Share of Freehold £280,000    Leasehold    DCX02604**

# Flat 4 Trehill House, Kenn, Exeter, EX6 7XJ

The situation of Trehill House is simply idyllic; surrounded by countryside with magnificent views from all rooms - yet only a (approximately) fifteen minute drive into Exeter, traffic dependent and a modest walk to the sought after village of Kenn, home to the popular Ley Arms pub. The apartment enjoys the use of the communal facilities at Trehill, which include the Water Garden, a lovely secluded arboretum, and the 'Winter Garden', a roof top sun room. There are stairs and a lift to the first floor.



## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via solid wood front door. With doors to the lounge, kitchen, bedroom one, bathroom and inner hallway. Telephone intercom point. Cove ceiling. Spotlighting. Wood laminate flooring. Radiator.

### Kitchen 13' 5" x 8' 3" (4.093m x 2.525m)

Side aspect Sash window. Recently refitted kitchen with a range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge marble effect work surfaces. Space for gas cooker. Concealed wall mounted boiler. Integrated washing machine. Integrated fridge freezer. Spot lighting. Cove ceiling. Heated towel rail.



Lounge 21' 10" x 17' 8" (6.660m x 5.379m)

Twin front aspect Sash windows. Feature fireplace. Television point. Spot lighting. Cove ceiling. Telephone point. Radiator.



### Bedroom Two 14' 5" x 10' 11" (4.386m x 3.329m)

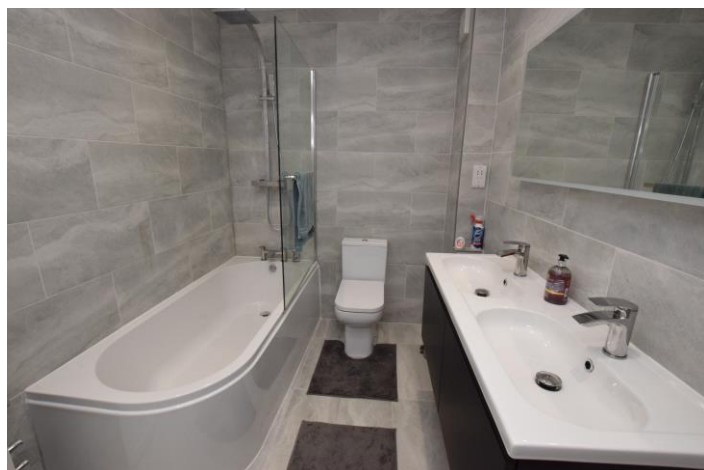
Front aspect Sash window with secondary glazing with views over communal ground and open countryside. Twin built in wardrobes with hanging space and shelving and further head height storage. Cove ceiling. Radiator.



Bathroom 8' 2" x 6' 6" (2.489m x 1.992m)



Recently re-fitted white suite comprising panel enclosed bath with mixer tap and rainwater shower above, low level WC, twin wash hand basin's with mixer taps and storage below. Shaver point. Tiled walls. Tiled flooring. Extractor fan. Spotlighting. Heated towel rail.

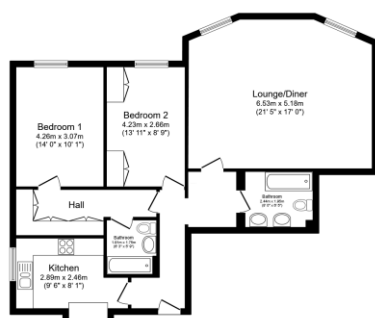


### Inner Hallway

Inner hallway with doors to the en-suite shower room and bedroom one. Large floor to ceiling built in wardrobe with hanging space and shelving. Cove ceiling. Spotlighting. Radiator.

### Bedroom One 14' 4" x 7' 2" (4.357m x 2.192m)

Front aspect Sash window with secondary glazing. Cove ceiling. Telephone point. Radiator.



Floor Plan  
Floor area 92.2 sq.m. (992 sq.ft.)

Total floor area: 92.2 sq.m. (992 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

### En-suite Shower Room

Recently re-fitted modern three piece suite comprising walk in shower cubicle with rainwater shower. Low level WC, wash hand basin with mixer tap and storage below. Tiled walls. Tiled flooring. Shaver point. Spotlighting. Extractor fan. Heated towel rail.



### Garage

With a metal up and over door.

### Communal Grounds

There is communal grounds for walking.

### Lease Information

The apartment has a share of the Freehold.

The lease is 960 years (999 years as of 1986)

The last service charge was £2784 last year.  
Ground rent is £20.



