



SOUTHGATE
ESTATES

£725,000

Guide Price



5



3



2

Brunssum, Trehill Farms, Kenn, Devon, EX6 7X7





Brunssum, Trehill Farms

This spacious dormer bungalow enjoys a fantastic semi-rural location, with fabulous open-countryside views from the garden and the rear of the property. Located in the small hamlet of Kenn amongst a number of similarly styled houses, the property is reached via a country lane, but is ideally situated for access to Exeter, Newton Abbot and Torbay via the nearby A38, which is a short drive away.

The property includes a total of five bedrooms. The upper floor comprises three good-sized bedrooms and a bathroom. The two larger of these bedrooms enjoy far-reaching views across the rear garden, the adjoining lake and over the rolling Devon countryside. The third of these double bedrooms faces the front of the property.

To the ground floor, there are two further bedrooms and a family shower room. There's also a farmhouse-style breakfast kitchen, two sitting rooms, one of which has a conservatory attached and a dining room.

There are garages to the each side of the property and a driveway to the front, offering ample parking for a number of vehicles and there's an outside WC with wash hand-basin and a garden shed to the rear of the garage.





The front garden is mainly laid to lawn, and includes some well-stocked flowerbeds and a number of mature trees, shrubs and plants, creating a charming cottage-style garden with plenty of natural shade. The extensive rear gardens slope gently down towards the lake, at the rear of the property, creating a fantastic backdrop. There are a number of mature trees, creating a wonderful outside space with a lovely combination of natural light, shade. (Please note that the lake is owned by a neighbouring property, so does not form part of this property.)

To fully appreciate this characterful chalet bungalow, internal viewing is highly recommended.

Property Information Tenure: Freehold. Council Tax Band: E.

Property size Internal floor area including garages and conservatory: 196.3 sq. m

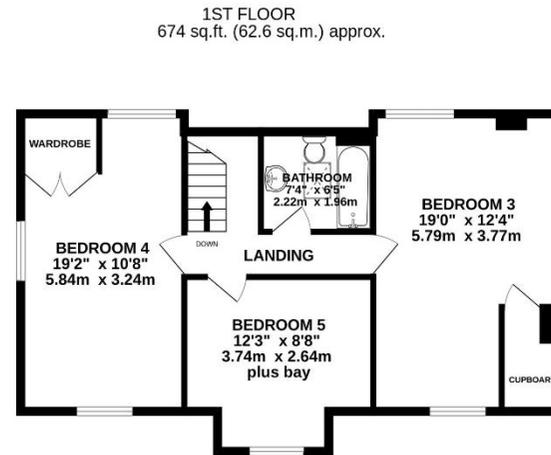
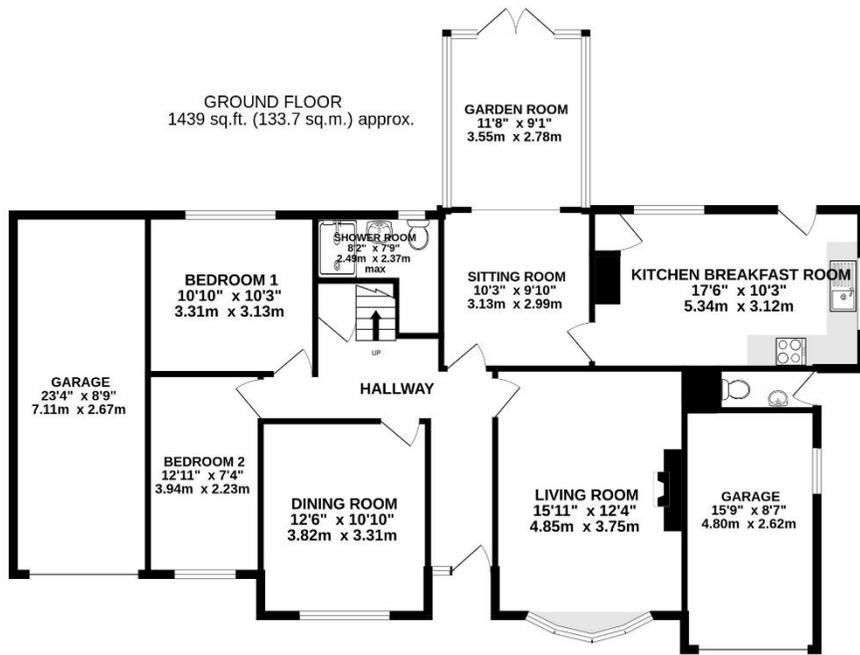
Garden Direction Approx. South-East

- *5 Bedrooms*
- *Detached Chalet Bungalow*
- *Extensive Gardens*
- *Two Garages & Parking*
- *Beautiful Views*
- *Popular Location*



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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