

**APARTMENT 4
TREHILL HOUSE
KENN
NEAR EXETER
EX6 7XJ**



(Photograph of building not showing apartment in question or main access)

£250,000 LEASEHOLD



An opportunity to acquire a beautifully presented ground floor apartment forming part of this magnificent Grade II listed Georgian manor house known as Trehill House situated in a popular village location on the outskirts of Exeter. Two good size double bedrooms. Reception hall. Light and spacious lounge/dining room. Modern kitchen. Refitted modern bathroom. Refitted modern shower room. Gas central heating. Private garage. Beautifully kept and well maintained extensive gardens and grounds. Semi rural/village location providing good access to major link roads. A stunning apartment. Viewing highly recommended.

Trehill House is a Georgian Grade II listed country manor built in 1827 from local Heavitree stone in a Greek revival style. The property commands an imposing setting in tranquil gardens containing mature specimen trees and shrubs and the house was converted in the 1980's into leasehold apartments. Trehill House apartments are accessed via the North Drive leading to a front door and entry to the entrance hall which contains a sophisticated fire alarm system which serves all apartments and registers the location of a fire within the building, each apartment is linked to this system with fire doors for extra safety. There is a security entry pad with a dedicated code and each apartment has a personal phone which provides entry to visitors. Access to all floors is served by lift and stairs.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal rear door to:

COMMUNAL HALLWAY

Further communal door to:

COMMUNAL RECEPTION HALL

Private door to:

APARTMENT 4 RECEPTION HALL

A spacious hallway. Telephone intercom access. Radiator. Cloak hanging space. Inset LED lighting to coved ceiling. Smoke alarm. Telephone intercom. Door to:

KITCHEN

14'0" (4.27m) maximum reducing to 10'0" (3.05m) x 8'4" (2.54m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect work surfaces with tiled splashbacks. Fitted range cooker with double width filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Integrated upright fridge freezer. Integrated washing machine. Wine rack. Heated ladder towel rail. Inset LED spotlights to coved ceiling. Window to side aspect.

From reception hall, door to:

LOUNGE/DINING ROOM

21'10" (6.65m) x 17'8" (5.38m) maximum. An impressive light and spacious room. Two radiators. Tiled fireplace with raised tiled hearth, fire surround and mantel over. Telephone point. Television aerial point. Two feature arched sash windows to side aspect with fine outlook and views over neighbouring communal garden and countryside beyond.

From reception hall, door to:

INNER HALLWAY

Radiator. Inset LED spotlights to coved ceiling. Range of useful storage cupboards. Door leads to:

BEDROOM 1

14'4" (4.37m) x 10'6" (3.20m). Radiator. Coved ceiling. Secondary glazed sash window to side aspect again with outlook over communal garden and countryside beyond.

From inner hallway, door to:

SHOWER ROOM

A refitted modern matching white suite comprising good size tiled shower enclosure with toughened glass shower screen, fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Tiled wall surround. Shaver point. Extractor fan. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling.

From reception hall, door to:

BEDROOM 2

14'4" (4.37m) x 10'10" (3.30m) into wardrobe space. Two built in double wardrobes. Overhead storage cupboards with inset lighting. Radiator. Secondary glazed sash window to side aspect again with outlook over communal garden and countryside beyond.

From reception hall, door to:

BATHROOM

8'2" (2.49m) x 6'6" (1.98m). A refitted modern matching white suite comprising curved panelled bath with modern style mixer tap, fitted mains shower unit including separate shower attachment and toughened glass shower screen. Low level WC. Feature wall hung twin wash hand basin set in vanity unit with deep drawer space beneath. Tiled wall surround. Tiled floor. Shaver point. Extractor fan. Heated ladder towel rail. Inset LED spotlights to ceiling.

OUTSIDE

The property benefits from the use of the well kept extensive gardens and grounds and also benefits from a private single garage providing parking.

TENURE

LEASEHOLD. A lease term of 999 years was granted in 1986.

SERVICE/MAINTENANCE CHARGE

The last service charge was £2,784 for the year.

GROUND RENT

£20 per annum

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Vodafone voice limited & no data, O2 voice & data limited, Three no voice or data

Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely

Broadband: Standard & Superfast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

DIRECTIONS

Proceeding out of Exeter on the A38 take the left hand turning signposted 'Kennford' and continue along, passing The Gissons Arms public house and Exeter Court Hotel, and take the next left signposted 'Kenn'. Continue down into the village taking the sharp right hand turning and again continue down almost to the end of this road and bear left at the white pillars named 'Trehill'. Continue along the lane until reaching Trehill House.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

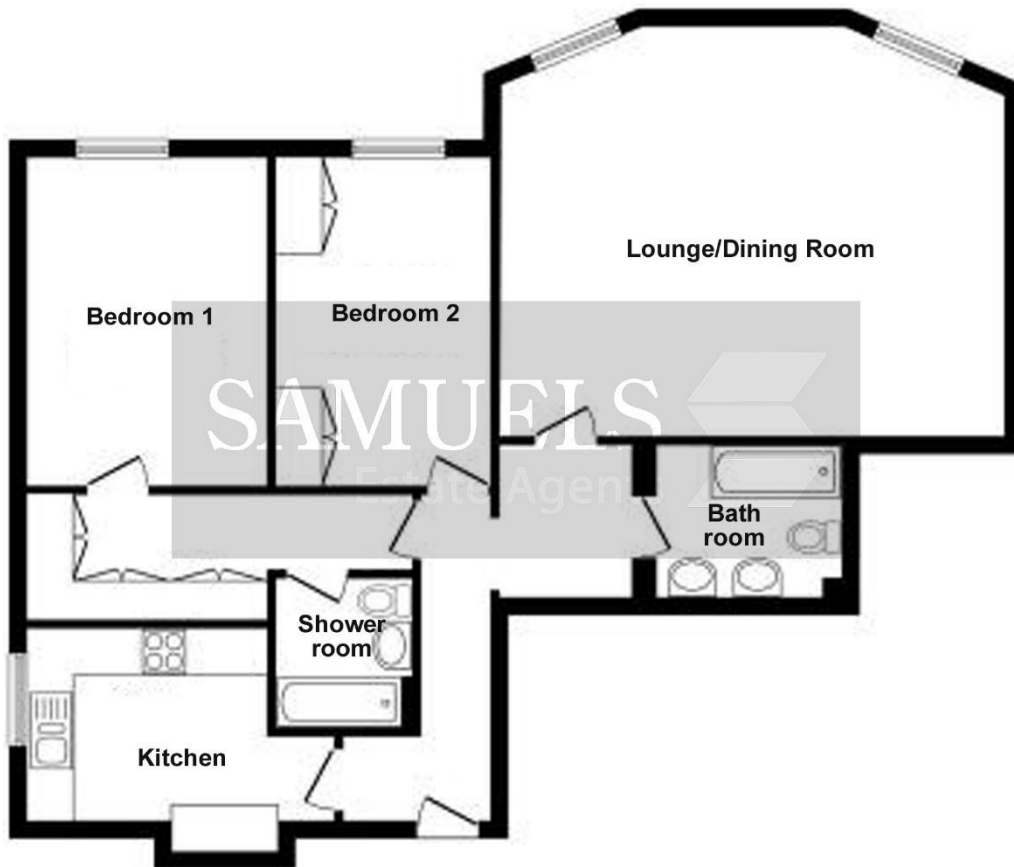
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0625/8968/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		