



**5 THE QUADRANGLE
HORSEGUARDS
EXETER
EX4 4UX**



GUIDE PRICE £475,000-£500,000



An opportunity to acquire a fabulous four bedroom Grade II listed characterful townhouse situated within this highly sought after residential location close to Exeter city centre. Well presented living accommodation arranged over three floors. Four bedrooms. Ensuite shower room to master bedroom. First floor refitted modern bathroom. Inner hallway. Ground floor cloakroom. Sitting room. Spacious kitchen/dining room. Gas central heating. Enclosed rear garden. Garage. Fine outlook and views over neighbouring central green. Desirable residential location within walking distance of Exeter city centre. A stunning family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Shared glass panelled double opening front door leads to:

SHARED ENTRANCE VESTIBULE

Private door leads to:

SITTING ROOM

14'4" (4.37m) x 13'0" (3.96m). A characterful room with feature high ceiling. Radiator. Marble effect fireplace with raised hearth, living flame effect electric fire, fire surround and mantel over. Deep storage cupboard. Two wall light points. Electric consumer unit. Thermostat control panel. Sash window to front aspect with fine outlook over neighbouring green. Door to:

INNER HALLWAY

Stairs rising to first floor. Telephone point. Cloak hanging space. Radiator. Feature high ceiling. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Radiator.

From inner hallway, door to:

KITCHEN/DINING ROOM

17'6" (5.33m) x 12'10" (3.91m) maximum reducing to 9'0" (2.74m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff electric oven. Fitted Neff gas hob with filter/extractor hood over. Plumbing and space for dishwasher. Space for upright fridge freezer. Wall mounted boiler serving central heating and hot water supply (installed xxx). Ample space for table and chairs. Radiator. Inset spotlights to feature high ceiling. Sealed unit double glazed window to rear aspect. Door provides access to:

REAR SHARED LOBBY

Tiled floor. Sealed unit double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Smoke alarm. Radiator. Stairs rising to second floor. Airing cupboard, with fitted shelving, housing hot water tank. Deep utility cupboard with power and light and plumbing and space for washing machine. Door to:

BEDROOM 1

14'4" (4.37m) maximum x 11'8" (3.56m) excluding alcove. Built in wardrobe. Radiator. Exposed timbers to feature high ceiling. Large glass paned window to front aspect offering fine outlook over neighbouring green. Door to:

ENSUITE SHOWER ROOM

Comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin. Shaver point. Tiled wall surround. Tiled floor. Radiator. Exposed timber to feature high ceiling. Extractor fan.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) x 9'8" (2.95m). Radiator. Exposed timbers to feature high ceiling. Built in wardrobe. Large sealed unit double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BATHROOM

A modern matching white suite comprising panelled bath with central mixer tap, fitted mains shower unit including separate shower attachment, folding glass shower screen and tiled splashback. Low level WC. Feature rectangular shape wash hand basin with traditional style mixer tap and range of storage cupboards beneath. Heated ladder towel rail. Shaver point. Extractor fan. Feature high ceiling.

SECOND FLOOR LANDING

Exposed timbers. Radiator. Door to:

BEDROOM 3

12'4" (3.76m) x 7'10" (2.39m) (average measurement) (Part sloped ceiling). Again a characterful room with exposed timbers. Radiator. Double glazed Velux style window to front aspect offering fine outlook over neighbouring green.

From second floor landing, door to:

BEDROOM 4

12'2" (3.71m) x 11'0" (3.35m) (average measurement) (Part sloped ceiling). A characterful room with exposed timbers. Radiator. Built in cupboard/wardrobe. Double glazed Velux window to rear aspect with outlook over neighbouring area and beyond. A timber staircase leads to mezzanine floor providing great storage space.

OUTSIDE

The shared rear door leads to shared block paved area with private gate leading to the enclosed rear garden which is mostly laid to paving for ease of maintenance. Outside light and water tap. The rear garden is enclosed to all sides whilst a rear gate provides access to parking area and single garage (2nd garage in from right)

TENURE

LEASEHOLD. We have been advised a lease term of 999 years was granted on 1st May 1999.

MAINTENANCE/SERVICE CHARGE

We have been advised the current charge is £916.30 payable every 6 months

GROUND RENT

Our client advises us that the current Ground Rent is £125.34 payable every 6 months.

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band E (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and at the mini roundabout take the 1st exit left into Blackall Road. Continue along taking the 2nd right into Howell Road then 1st right into the Horseguards development. Bear left and continue around where the Quadrangle can be found towards the top end of the development on the right hand side.

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 checks 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.

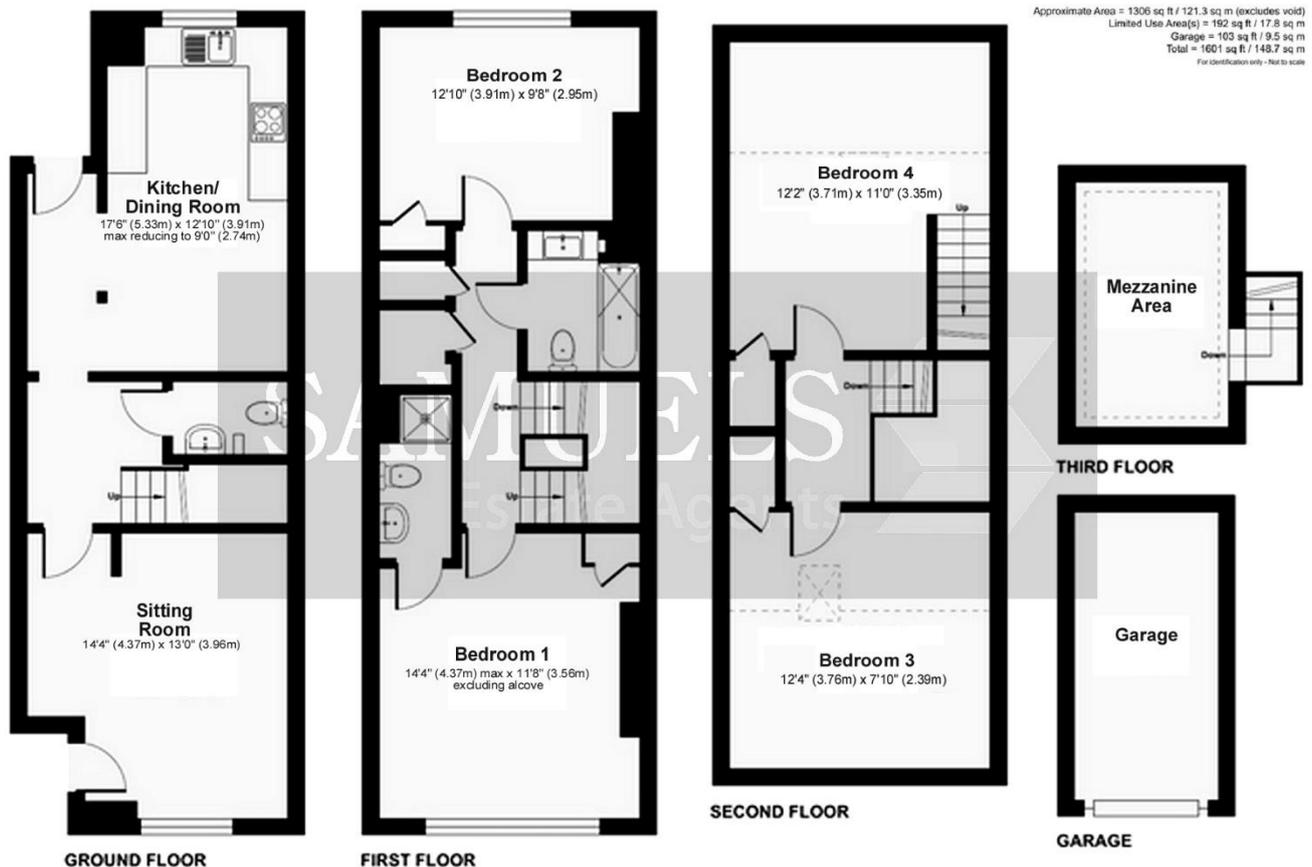
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0226/AV



Floor plan for illustration purposes only – not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |