



**39 HORSEGUARDS
EXETER
DEVON
EX4 4UU**



£290,000 LEASEHOLD



A stylish purpose built first floor apartment located within this highly sought after residential development providing great access to Exeter city centre and university. Fine outlook and views over neighbouring park. Two double bedrooms. Ensuite shower room to master bedroom. Modern bathroom. Reception hall. Spacious sitting room. Separate dining room. Kitchen. Gas central heating. Double glazing. Private driveway and garage. Beautifully kept and well maintained communal gardens. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Communal front door, accessed via telephone intercom, to:

COMMUNAL HALLWAY

Stairs lead to:

COMMUNAL FIRST FLOOR LANDING

Private door leads to:

RECEPTION HALL

Radiator. Access to roof space. Smoke alarm. Telephone intercom. Storage cupboard housing electric consumer unit. Airing cupboard, with fitted shelf, housing hot water tank. Glass panelled door leads to:

SITTING ROOM

14'10" (4.52m) x 11'10" (3.61m). A light and spacious room. Radiator. Fireplace with inset living flame effect electric fire, raised hearth, fire surround and mantel over. Telephone point. Television aerial point. Thermostat control panel. Double glazed window to side aspect with pleasant outlook over neighbouring park. Double glazed window to front aspect again with pleasant outlook over neighbouring park. Glass panelled double opening doors lead to:

DINING ROOM

8'10" (2.69m) x 7'0" (2.13m). Radiator. Double glazed window to rear aspect. Feature archway opens to:

KITCHEN

8'10" (2.69m) x 6'10" (2.08m). Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for fridge freezer. Radiator. Wall mounted concealed boiler serving central heating and hot water supply. Double glazed window to rear aspect with outlook over communal garden.

From reception hall, door to:

BEDROOM 1

11'4" (3.45m) x 11'4" (3.45m) maximum. Radiator. Double glazed window to front aspect with pleasant outlook over neighbouring park. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Obscure double glazed window to front aspect.

From reception hall, door to:

BEDROOM 2

10'4" (3.15m) x 8'2" (2.49m). Radiator. Double glazed window to rear aspect with outlook over communal garden.

From reception hall, door to:

BATHROOM

A matching white suite comprising panelled bath with tiled splashback. Wash hand basin with tiled splashback. Low level WC. Radiator. Shaver point. Extractor fan. Obscure double glazed window to rear aspect.

OUTSIDE

The property benefits from the use of the well kept and maintained communal gardens and grounds. The property also benefits from a private:

SINGLE GARAGE

With private driveway directly in front.

TENURE

LEASEHOLD. We have been advised by our client that a lease term of 999 years was granted in 2002

MAINTENANCE/SERVICE CHARGE

We have been advised that the current charge is £479.34 twice a year (Plymouth Block Service Management)

GROUND RENT

We have been advised that the current ground rent is £97.50 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 C (Exeter)

DIRECTIONS

From Samuels Estate Agents' Longbrook Street office continue down the road and at the mini roundabout take the 1st exit left onto Barrack Road continue along taking the 2nd right into Howell Road then 1st right into Horseguards. Bear left and continue to the top of the development and the property in question will be found 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.

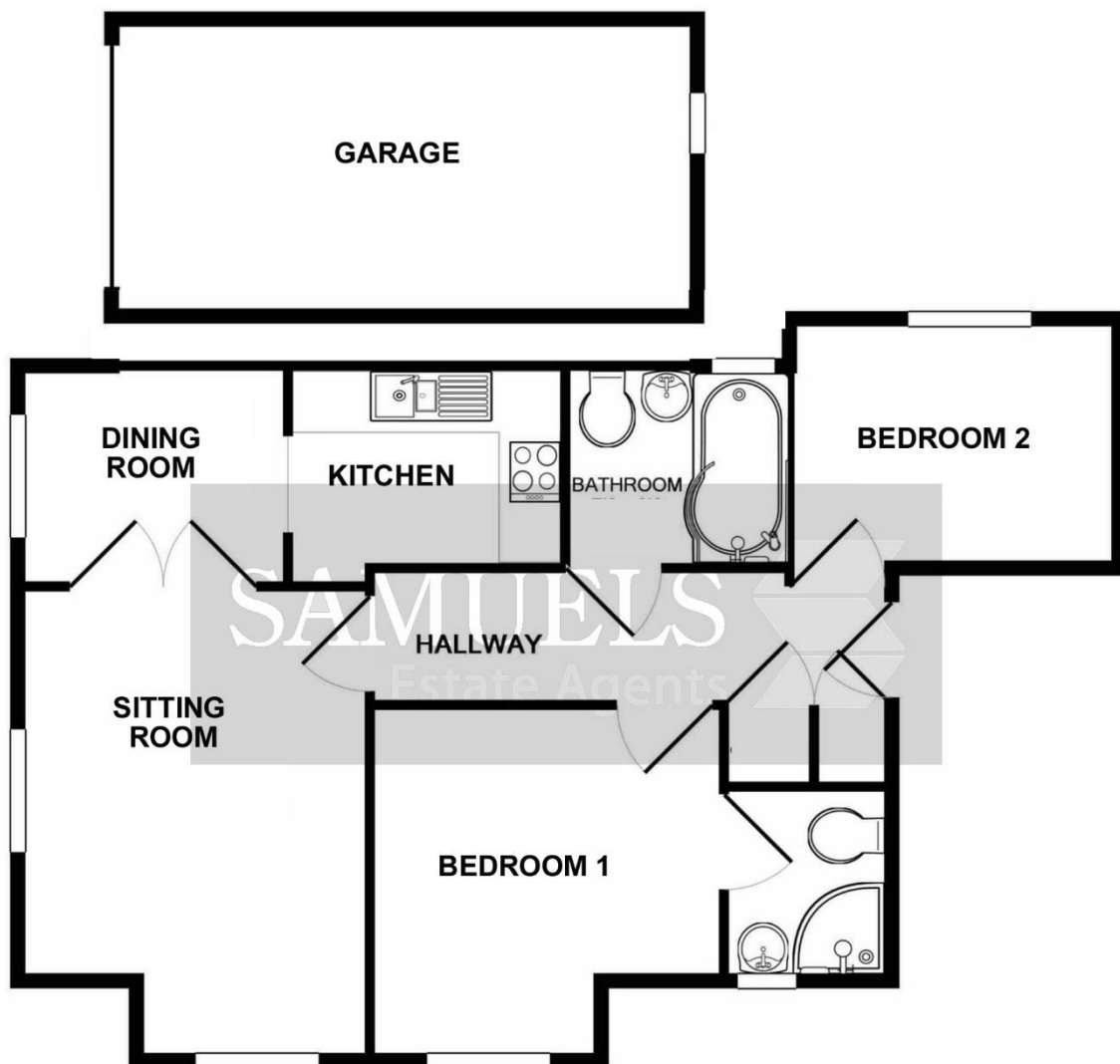
Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and 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/1025/9064/AV**

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		