



**28 ADDINGTON COURT
HORSEGUARDS
EXETER
EX4 4UY**



£425,000 FREEHOLD



A stylish five bedroom townhouse offering well proportioned living accommodation arranged over three floors. Situated within this highly sought after residential location providing great access to Exeter city centre and university. Five bedrooms. Ensuite shower room to master bedroom. First floor shower room and second floor bathroom. Reception hall. Ground floor cloakroom. Light and spacious lounge/dining room. Kitchen/breakfast room. Gas central heating. Double glazing. Private driveway. Integral garage. Enclosed rear garden with side access. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Canopy entrance. Double glazed front door leads to:

RECEPTION HALL

Radiator. Stairs rising to first floor. Electric consumer unit. Inset LED spotlights to ceiling. Smoke alarm. Door to integral garage. Door to:

CLOAKROOM

Comprising low level WC. Wash hand basin with tiled splashback. Inset LED spotlight to ceiling. Extractor fan.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

14'8" (4.47m) x 8'0" (2.44m) excluding door recess. Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and mixer tap. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. Space for fridge. Radiator. Space for table and chairs. Inset LED spotlights to ceiling. Cupboard, with fitted shelf, housing hot water tank. Double glazed window to rear aspect with outlook over rear garden. Double glazed door provides access and outlook to rear garden.

FIRST FLOOR LANDING

Radiator. Inset LED spotlights to ceiling. Deep walk in understair storage cupboard. Stairs rising to second floor. Door to:

LOUNGE/DINING ROOM

16'6" (5.03m) x 11'4" (3.45m) excluding recess. A light and spacious room. Two radiators. Tiled fireplace with living flame effect electric fire, raised hearth, fire surround and mantel over. Television aerial point. Inset LED spotlights to ceiling with dimmer switch. Two double glazed windows to front aspect.

From first floor landing, door to:

BEDROOM 5

9'6" (2.90m) x 7'2" (2.18m). Radiator. Inset LED spotlights to ceiling. Double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 3

8'10" (2.69m) x 9'0" (2.74m). Radiator. Inset LED spotlights to ceiling. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

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. Extractor fan. Inset LED spotlights to ceiling. Obscure double glazed window to rear aspect.

SECOND FLOOR LANDING

Inset LED spotlights to ceiling. Double glazed window to front aspect. Door to:

BEDROOM 2

14'8" (4.47m) x 9'0" (2.74m). Radiator. Inset LED spotlights to ceiling. Two double glazed windows to rear aspect with outlook over rear garden.

From second floor landing, door to:

BEDROOM 4

9'6" (2.90m) x 7'2" (2.18m). Radiator. Inset LED spotlight to ceiling. Double glazed window to front aspect.

From second floor landing, door to:

BEDROOM 1

14'8" (4.47m) x 9'6" (2.90m). Radiator. Inset LED spotlights to ceiling. Two double glazed windows to front aspect. Door to:

ENSUITE SHOWER ROOM

A matching white suite comprising tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with tiled splashback and cupboard space beneath. Shaver point. Extractor fan. Radiator. Inset LED spotlights to ceiling.

From second floor landing, door to:

BATHROOM

A matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Radiator. Shaver point. Extractor fan. Inset LED spotlights to ceiling.

OUTSIDE

To the front of the property is an area of garden mostly laid to stone chippings for ease of maintenance. Pathway leads to the front door. Private driveway provides parking for one vehicle in turn providing access to:

GARAGE

17'10" (5.44m) x 9'2" (2.79m). With up and over door providing vehicle access. Power and light. Internal door to property.

To the rear of the property is an enclosed paved garden with climbing mature hedgerow. Raised shrub bed with two maturing palms. Water tap. A side gate provides pedestrian access.

TENURE

FREEHOLD

SERVICE CHARGE

We have been advised that the current charge is £250 payable twice yearly for grounds maintenance.

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 bear left into Blackall road and continue along taking the 2nd right into Howell Road then 1st right into the Horseguards Development, bear left and continue up the hill taking the 1st right into Addington Court where the property in question will be found on the left 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.

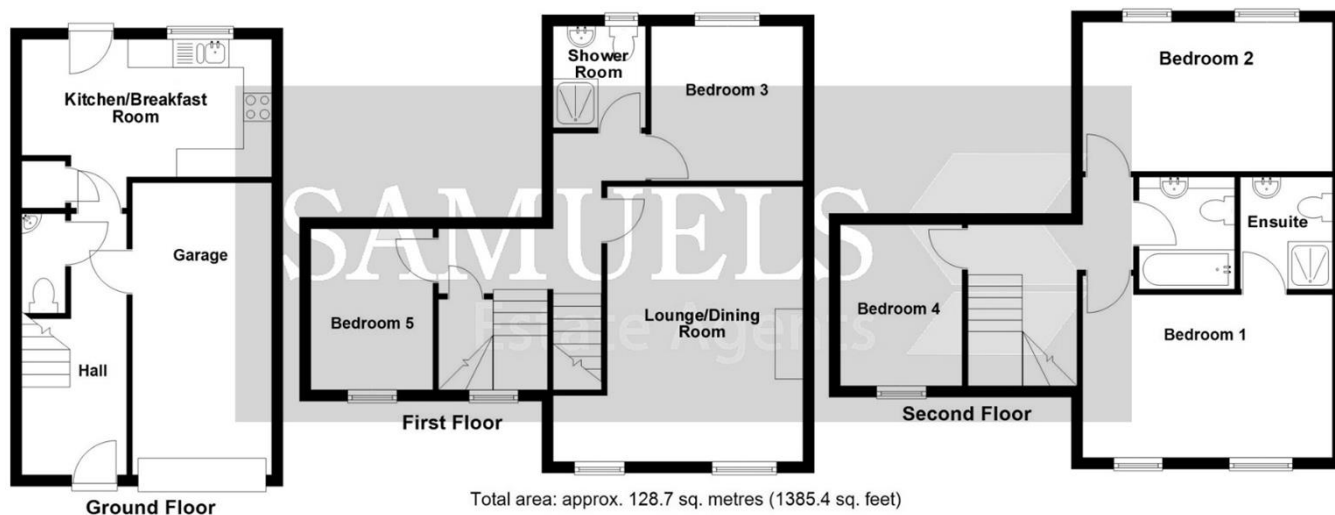
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/1025/9070/AV



Total area: approx. 128.7 sq. metres (1385.4 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		