



**29 HORSEGUARDS  
EXETER  
DEVON  
EX4 4UU**



**£650,000 FREEHOLD**



**A rare opportunity to acquire a fabulous detached family home located within this highly sought after residential development within walking distance to Exeter city centre and university. Presented in superb decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Ground floor cloakroom. Spacious lounge/dining room. Kitchen/breakfast room. Utility room. Ground floor family room/study. Gas central heating. Double glazing. Private driveway providing parking for approximately three vehicles. Garage. Delightful enclosed rear garden enjoying south westerly aspect. Highly convenient position providing good access to Exeter city centre and mainline railway station. A great family home. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Canopy entrance. Attractive part frosted double glazed panelled front door leads to:

### **RECEPTION HALL**

A light and airy hallway. Stairs leading to first floor. Understair storage cupboard. Radiator. Thermostat control panel. Electric consumer unit. Smoke alarm. Door to:

### **LOUNGE/DINING ROOM**

22'4" (6.81m) x 12'0" (3.66m). A light and spacious room. Marble effect fireplace with raised hearth, inset living flame effect electric fire, fire surround and mantel over. Two radiators. Television aerial point. Telephone point. Two double glazed windows to side aspect. Double glazed bay window to front aspect. Double glazed double opening doors providing access and outlook to rear garden.

From reception hall, door to:

### **FAMILY ROOM/STUDY**

12'6" (3.81m) into bay x 11'6" (3.51m). A room to provide a number of uses. Radiator. Television aerial point. Double glazed bay window to front aspect.

From reception hall, door to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Wall hung wash hand basin with tiled splashback. Radiator. Extractor fan.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

11'6" (3.51m) x 11'6" (3.51m). Fitted with a range of matching base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Fitted double oven/grill. 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 dishwasher. Space for upright fridge freezer. Upright storage cupboard. Radiator. Space for table and chairs. Inset spotlights to ceiling. Double glazed window to rear aspect with outlook over rear garden. Door to:

### **UTILITY ROOM**

6'8" (2.03m) x 5'10" (1.78m). Fitted granite effect roll edge work surface with tiled splashback. Single drainer sink unit with base cupboard under. Plumbing and space for washing machine. Further appliance space. Cloak hanging space. Radiator. Wall mounted boiler serving central heating and hot water supply. Part double glazed door providing access and outlook to rear garden.

### **FIRST FLOOR LANDING**

Smoke alarm. Radiator. Airing cupboard, with fitted shelving, housing hot water tank. Access to insulated and part boarded roof space with electric light.

From first floor landing, door to:

### **BEDROOM 1**

13'4" (4.06m) x 12'2" (3.71m). Radiator. Telephone point. Television aerial point. Sealed unit double glazed window to side aspect with pleasant outlook over neighbouring Horseguards green. Double glazed window to front aspect again with outlook over neighbouring Horseguards. Door to:

### **ENSUITE SHOWER ROOM**

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

From first floor landing, door to:

### **BEDROOM 2**

13'4" (4.06m) x 11'8" (3.56m). Radiator. Double glazed window to front aspect with outlook over neighbouring Horseguards. Double glazed window to side aspect with outlook over the park and neighbouring area.

From first floor landing, door to:

### **BEDROOM 3**

11'2" (3.40m) maximum x 8'10" (2.69m). Radiator. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

9'2" (2.79m) excluding wardrobe space x 8'10" (2.69m). Radiator. Deep built in cupboard/wardrobe. Double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BATHROOM**

A matching white suite comprising panelled bath with mixer tap including shower attachment and tiled splashback. Low level WC. Wash hand basin, with mixer tap, set in vanity unit with cupboard space beneath. Radiator. Part tiled walls. Extractor fan. Shaver point. Obscure double glazed window to rear aspect.

### **OUTSIDE**

The property is approached via a pillared entrance with wrought iron gate and dividing pathway leading to the front door. The front garden consists of two shaped areas of lawn with shrub beds well stocked with a variety of maturing shrubs, plants and bushes. To the right side elevation is a private driveway providing parking for approximately three vehicles in turn providing access to:

### **SINGLE GARAGE**

With power and light. Up and over door providing vehicle access. Pitched roof providing additional storage space. Side courtesy door to garden.

From the driveway a side gate leads to the rear garden, which is a particular feature of the property, which enjoys a south westerly aspect whilst consisting of a good size neat shaped area of level lawn. Water tap. Paved patio. Surrounding shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. To the left side elevation of the property is an area of garden laid to decorative stone chippings for ease of maintenance providing additional storage area. The rear garden is enclosed to all sides.

**TENURE**

Freehold

**MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE voice and data limited, Three, O2 and Vodafone voice and data likely

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

Broadband: Standard, Superfast &amp; Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band F (Exeter)

**SERVICE CHARGE**

We have been advised that the current charge is £166 payable every 6 months for the upkeep of the communal areas and grounds.

**DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road and at the mini roundabout take the 1<sup>st</sup> exit left onto Barrack Road continue along taking the 2<sup>nd</sup> right into Howell Road then 1<sup>st</sup> right into Horseguards. Bear left and continue to the top of the development and 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 on 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 surveyors 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.

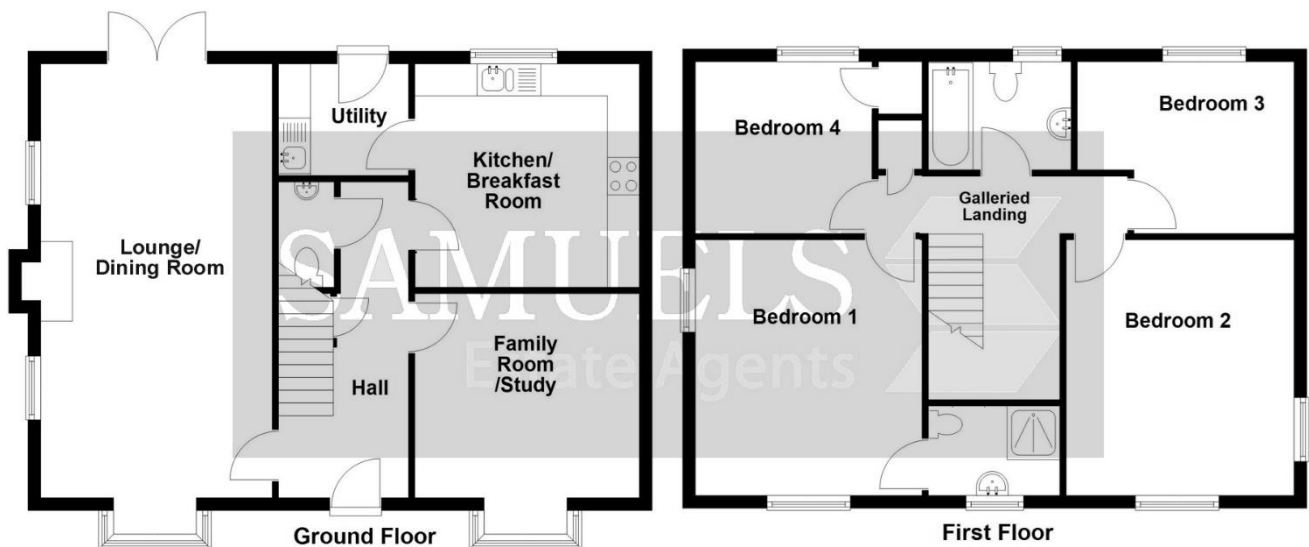
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0624/8675/AV



Total area: approx. 129.4 sq. metres (1392.3 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		