



**1 MONTAGUE RISE  
HORSEGUARDS  
EXETER  
EX4 4UZ**

PROOF COPY



**AUCTION GUIDE PRICE £225,000 FREEHOLD**



**Lot – 1 MONTAGUE RISE, HORSEGUARDS, EXETER, DEVON, EX4 4UZ**  
**Auction Guide Price – £225,000 - Plus fees**

**The property is to be offered online by Clive Emson Auctioneers on 12 June 2025**

**To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)**

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

Front door, with inset double glazed panels, leads to:

### **RECEPTION HALL**

Radiator. Alarm junction panel. Electric consumer unit. Access to roof space. Deep walk in storage cupboard with fitted shelving. Airing cupboard, with fitted shelving, housing hot water tank. Door to:

### **LOUNGE/DINING ROOM/KITCHEN**

22'10" (6.96m) x 15'10" (4.83m). A light and spacious room. Two radiators. Attractive fireplace with raised hearth, inset living flame effect gas fire, wood surround and mantel over. Fitted book shelving. Two double glazed sash windows to front aspect with outlook over communal gardens. Double glazed double opening doors providing access and outlook to private rear garden. Open plan to:

Kitchen area – fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Dishwasher (included in sale). Fridge (included in sale). Tiled flooring to kitchen area.

From reception hall, door to:

### **BEDROOM 1**

16'2" (4.93m) maximum into door recess reducing to 11'8" (3.56m) x 8'6" (2.59m) excluding wardrobe space. Radiator. built in double wardrobe providing hanging and shelving space. Additional built in storage cupboard. Telephone point. Radiator. Double glazed sash window to front aspect with pleasant outlook over communal gardens. Door leads to:

### **ENSUITE SHOWER ROOM**

A refitted modern matching white suite comprising double length tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled floor. Part tiled walls. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Ceiling light tunnel.

From reception hall, door to:

### **BEDROOM 2**

16'2" (4.93m) x 8'2" (2.49m) maximum reducing to 7'0" (2.13m). Two built in double wardrobes. Radiator. Double glazed sash window to front aspect again with outlook over communal gardens.

From reception hall, door to:

### **BATHROOM**

8'6" (2.59m) x 6'2" (1.88m). A matching white suite comprising panelled bath with fitted electric shower unit over, tiled splashback and folding glass shower screen. Low level WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Radiator. Extractor fan. Ceiling light tunnel.

From reception hall, door leads to:

### **INNER HALLWAY/UTILITY**

Plumbing and space for washing machine. Further appliance space. Tiled floor. Radiator. Inset LED spotlights to ceiling. Two double glazed Velux windows to part pitched ceiling. Wall mounted boiler serving central heating and hot water supply. Stairs lead down to:

### **CONVERTED BASEMENT**

#### **RECEPTION HALL**

Radiator. Understair storage cupboard. Smoke alarm. Deep storage cupboard housing gas meter and electric consumer unit. Separate airing cupboard with radiator and fitted shelving. Part panelled door leads to:

#### **LOUNGE/DINING ROOM/KITCHEN**

19'10" (6.05m) x 14'0" (4.27m). Again a spacious room. Two radiators. Thermostat control panel. Double glazed double opening doors with matching side windows providing access and outlook to rear garden. Open plan to:

Kitchen area – a modern kitchen fitted with a range of matching white gloss fronted base, drawer and eye level cupboards. Granite effect work surfaces with tiled splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Washing machine (included in sale). Upright fridge freezer (included in sale). Further appliance space. Tiled floor to kitchen area. Built in storage cupboard housing boiler serving central heating and water supply (for annexe).

From reception hall, door to:

#### **BEDROOM**

14'2" (4.32m) x 11'6" (3.51m). Radiator. Small window to rear aspect. Ceiling light tunnel.

From reception hall, door to:

#### **OFFICE/STUDY**

10'4" (3.15m) x 6'5" (1.96m). Radiator. Double glazed windows to reception hall.

From reception hall, door to:

#### **SHOWER ROOM**

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Tiled floor. Radiator. Inset LED spotlights to ceiling. Extractor fan.

### **OUTSIDE**

Directly to the front of the property is a well stocked shrub bed planted with a variety of maturing shrubs, plants and flowers. Attractive brick paved pathway leads to front door, with courtesy light. An additional pathway with side gate leads to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of a paved patio.

Well stocked shrub bed planted with a variety of maturing shrubs, plants and trees. Outside light and water tap. Steps and pathway lead down to the lower end of the garden with further paved patio and timber shed. Again stocked with a variety of maturing shrubs, plants and bushes. Additional steps lead down to a good size paved patio which provides immediate access to annexe. The property in question also benefits from its own private allocated parking space.

**TENURE**  
**FREEHOLD**

**MANAGEMENT CHARGE**

We have been advised that the current charge is £166 payable twice yearly for grounds maintenance and maintenance of boundary wall.

**MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas Central Heating

Mobile: Indoors: Three limited, EE, O2 and Vodafone likely - Outdoors – EE, Three, O2 and Vodafone likely

Broadband: Standard , Superfast & Ultrafast available.

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

Mining: No risk from mining

Council Tax: Band C and Band A

**DIRECTIONS**

From Samuels Estate Agent's Longbrook Street office continue down the road until reaching the mini roundabout taking the first exit into Blackall Road. Continue along taking the second right into Howell Road and then immediately right into the Horseguards development. Bear right into Montague Rise 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 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.

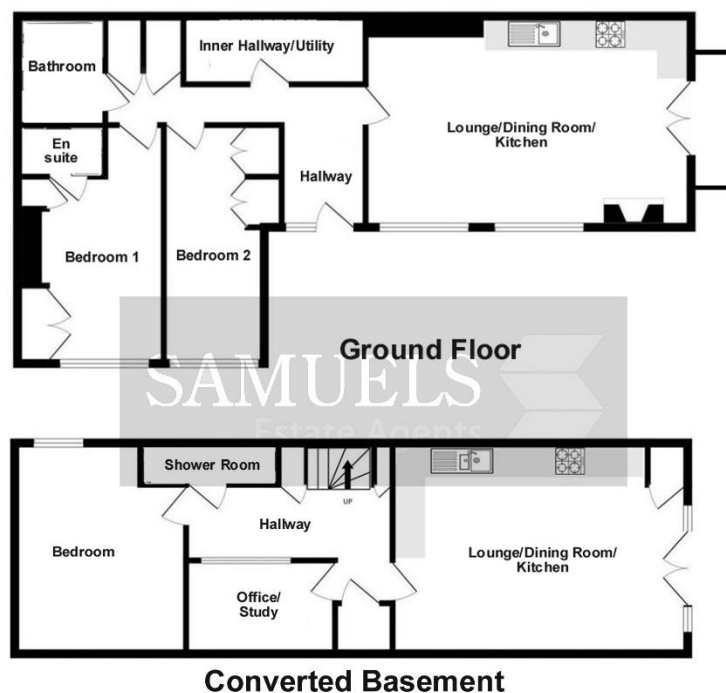
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/1023/8519/AV**



**TOTAL FLOOR AREA:** 1388 sq.ft. (128.9 sq.m. approx.)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		