



## 3 Addington Court Horseguards

Exeter, EX4 4UY

A rare opportunity to acquire this very impressive 5 bedroom townhouse forming part of the prestigious and highly sought after residential Horseguards development and former army barracks which was redeveloped in 2000. The is an unexpectedly large property with two of the five bedrooms extending over the archway.

Perfect for those seeking a large family home or high end investment property for the rental market within easy walking distance of Exeter University's Streatham Campus and the City Centre. Over the last 10 plus years the property has been a well established 5-bed HMO which has been consistently let out over this period of ownership. In recent months the property has been redecorated and re-carpeted throughout.

On the ground floor, the accommodation comprises entrance hall, cloakroom/WC and a well appointed kitchen/diner with direct access onto the southwest facing patio and rear garden. The spacious integral garage is accessed internally from the entrance hall and comes with a utility area. The first floor benefits from a large lounge/communal living room for tenants, shower room and two bedrooms. The second floor is arranged with the remaining three bedrooms and a bathroom. One of the second floor bedrooms benefits from its own on-suite shower room.

**Guide Price £490,000**

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- PRICED TO SELL - NO ONWARD CHAIN
- Entrance Hall, Kitchen/Diner & Cloakroom/WC
- Family Bathroom
- Integral Garage with Utility Area
- Superior Townhouse Close to Uni/City Centre
- Spacious Lounge (first floor)
- Gas Central Heating & Double Glazing
- Exclusive Horseguards Development
- 5 Bedrooms - 2 En-suites
- South Facing Rear Garden

## Entrance Hall

## Kitchen/Dining Room

14'7" x 9'10" (4.45m x 3.02m)

## Cloakroom WC

## Landing

## Lounge

16'8" x 14'7" (5.09m x 4.46m)

## Bedroom 3

9'1" x 8'11" (2.77m x 2.73m)

## Bedroom 4

9'6" x 7'3" (2.90m x 2.22m)

## Shower Room

## Landing

## Master Bedroom

14'7" x 11'5" (4.47m x 3.50m)

## En-Suite Shower Room

## Bedroom 2

14'7" x 9'1" (4.45m x 2.77m)

## Bedroom 5

9'6" x 7'3" (2.90m x 2.23m)

## Bathroom

## Outside

## Integral Garage

17'0" x 7'10" (5.19m x 2.40m)

Lease Information (originally 999 years)

## Investment Potential



Directions





Floor Plan



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