



FRANCIS LOUIS
Residential



Horseguards, Exeter, EX4 4UU

Price Guide £425,000





Horseguards

Exeter, EX4 4UU

Welcome to this stunning Grade 2 listed house located in the sought-after Horseguards area of Exeter. This charming property boasts 1 reception room, 2 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

As you step inside, you are greeted by a cosy lounge, perfect for relaxing and entertaining guests. The kitchen/dining room provides a lovely space to prepare and enjoy delicious meals with family and friends.

One of the highlights of this property is the garage and driveway, providing convenient parking options for you and your visitors. Additionally, the absence of an onward chain means a smoother and quicker process for those looking to make this house their home.

Don't miss out on the opportunity to own this beautiful house in the heart of Exeter's prestigious Horseguards area. Contact us today to arrange a viewing and take the first step towards making this property your own.



Hallway

A solid door to the front aspect, radiator, two storage cupboards, tiled floor, stairs to the first floor,

Landing

Stairs to the first floor, doors to,

Kitchen/Dining Room

A range of matching floor and wall mounted kitchen units with a solid work top and drawer units, integral two door oven, fridge/freeze, dishwasher and hob, inset sink, radiator, space for dining table, storage cupboard, sash window to the rear aspect,

W/C

A low level w/c, a wash hand basin, window to the rear aspect, radiator,

Lounge

Sash window to the front aspect, radiator





Second floor landing
Window to the side aspect, radiator, built in storage cupboard, doors to,

Bedroom 2
Sash window to the side aspect, radiator

Bathroom
A panel bath with shower over, a low level w/c, a wash hand basin, radiator,

Bedroom 1
Sash window to the rear aspect, radiator

Outside
The are communal gardens to each side of the property,

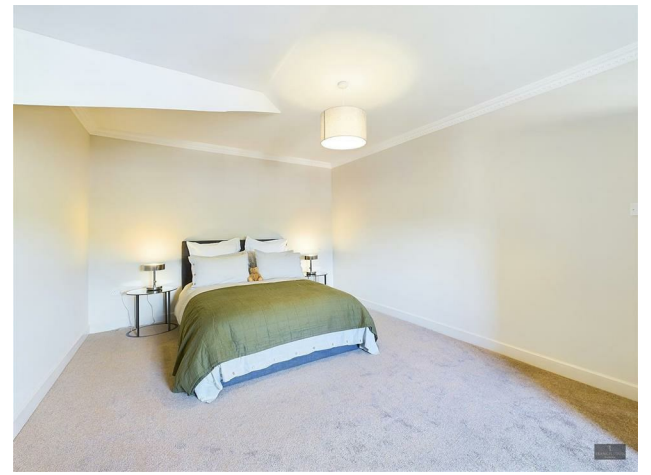
Garage and Drive
There is a driveway with parking for one car, this leads to the garage with an up and over door,

Lease information
A lease with 973 years remaining, the ground rent is £98 per year, the service charge is £1122 per year.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

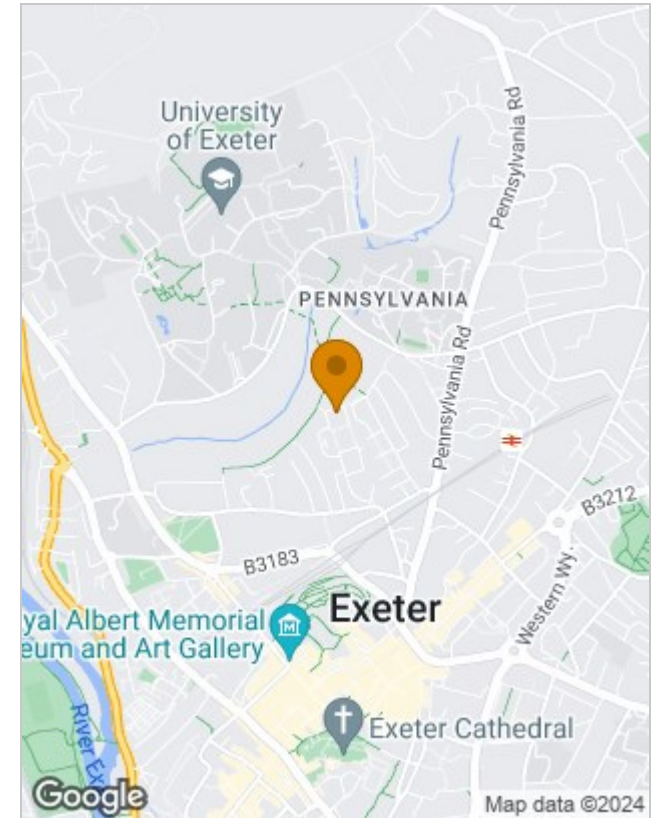




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.