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8 Horseguards, Exeter, Devon, EX4 4UU

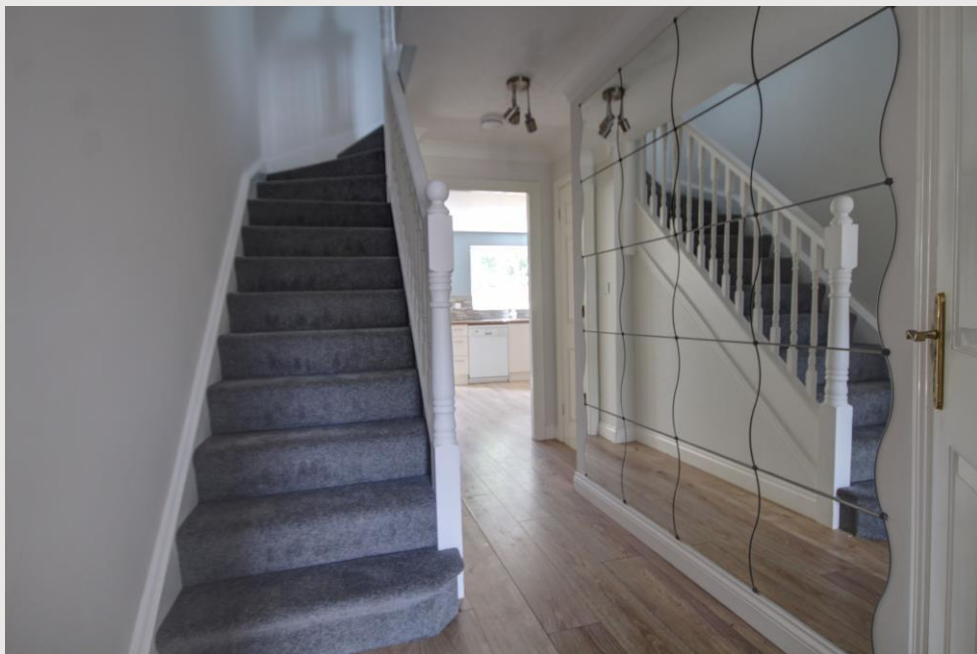


SOUTHGATE
ESTATES

£1,695

per calendar month





8 Horseguards, Exeter

This beautifully presented modern family home is located within one of Exeter's most sought-after city centre developments and comes with a lovely South-West facing garden. Ideally positioned near Exeter's city centre's shopping and just a short walk from John Lewis and the University, Horseguards was built on the site of Exeter's Higher Barracks and maintains many of the original buildings, which are mainly arranged around a quadrangle. The development has maintained much of the original character with plenty of green space, mature trees and landscaped grounds. This particular property was built in 1999 and offers 4 bedrooms, a kitchen-diner, a spacious lounge, two shower rooms (one en-suite), a family bathroom and a downstairs cloakroom. There is a driveway, a single garage and South-West facing garden. Internal viewing is highly recommended.

- EPC Rating C
- Not suitable for more than 2 sharers due to local planning restrictions.
- Available from 22nd June 2025.
- Council Tax Band E
- No Pets / Smokers
- Minimum 12 Month Let Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>

Entrance Hall A double glazed front door leads into the hallway, which benefits from wood effect flooring, a radiator and modern spotlights. Doors lead to the cloakroom, kitchen diner and the garage.

Downstairs Cloakroom The cloakroom includes a white suite, wood effect laminate flooring and LED spotlights. Space is also available for hanging coats.

Kitchen Diner 14' 9" x 12' 4" (4.49m x 3.76m) This recently fitted kitchen comprises a range of gloss cream fronted base and wall units, roll-edge worktops, soft close doors and a stainless steel sink. Plumbing is provided for a dishwasher and there is a stainless steel double oven with 4 burner gas hob and an extractor fan over. There is also space for a tall fridge freezer and a family-sized table and chairs. Additional storage space is provided under the stairwell. A double glazed window faces the rear aspect and a double glazed door opens to the garden.



First Floor Landing The galleried landing allows access to the shower room, lounge and two bedrooms. There is LED spotlighting and a staircase leading to the second floor.

Lounge 16' 9" max x 14' 8" (5.10m x 4.47m) Featuring a box-bay double glazed window and an additional double glazed window to the front aspect, this spacious room offers a pleasant outlook over the development. There are also two radiators.

Shower Room 7' 7" x 4' 2" (2.32m x 1.27m) The shower room is equipped with a low level WC, wash hand-basin, and a shower cubicle with a thermostatic mixer shower with glass and stainless steel enclosure. There is granite tiled flooring, a monoblock mixer tap and recessed LED spotlighting.

Bedroom 4 10' 7" x 6' 10" (3.23m x 2.09m) A single bedroom containing a double glazed window to the rear aspect and a radiator.

Bedroom 3 11' 7" x 7' 7" (3.53m x 2.30m) A single bedroom with a double glazed window to the rear aspect and a radiator.

Second Floor Landing This further galleried landing has LED spotlighting, a loft hatch and also houses the airing cupboard. Doors lead to the family bathroom and Bedrooms 1 and 2.

Bedroom 2 14' 8" x 10' 9" (4.47m x 3.28m) This spacious double bedroom enjoys LED spotlighting, a radiator and a double glazed window to the rear aspect with lovely views across Exeter's rooftops to the hills beyond.

Master Bedroom 14' 8" x 12' 0" (4.48m x 3.66m) The generously-sized master bedroom boasts two double glazed windows to the front aspect enjoying an outlook over the development, a radiator and a door to the en-suite shower room.

En-Suite 7' 11" x 4' 7" max (2.42m x 1.39m) Framed by a granite tiled floor and part tiled walls, shower room is complemented by a modern white suite with a stainless steel and glass shower door and a deluge style shower head.

Family Bathroom The family bathroom comprises a modern white suite with a shower over the bath, a glass screen and deluge style shower head.

Garage Providing plumbing for an automatic washing machine, this single garage has an up-and-over door to the driveway.

Front Garden To the front of the property, there is a driveway for up to 2 cars and gravelled borders with some small shrubs. A storage cupboard is located adjacent to the front door.

Rear Garden The fully enclosed South-West facing rear garden is mainly laid to lawn and has well stocked flower borders with a range of plants, trees and shrubs. There is a generous patio area,, ideal for al-fresco dining or enjoying the sun.

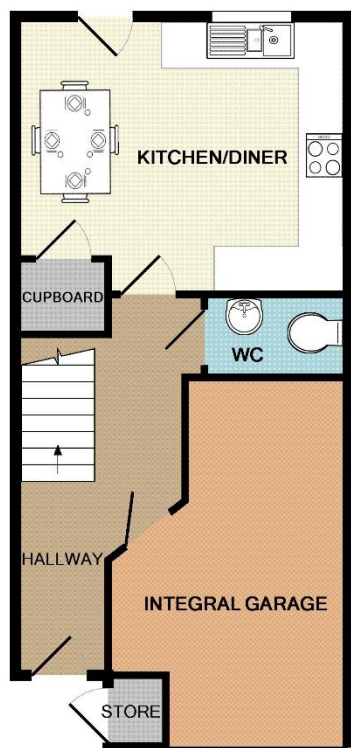
Visitors Parking Further to the property's own private driveway, there is additional parking for visitors. Occupiers are not allowed to use the visitors spaces for their own cars.

Not suitable for Multiple Occupancy This property is covered by the Exeter City Council Article 4 and cannot be occupied by more than 2 non-related sharers.

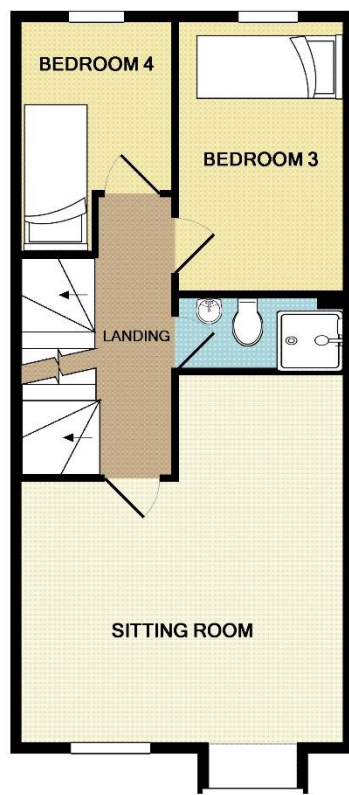
Statutory Declaration Potential tenants are advised that this property is owned and offered for rent by a director of SaleBoards LTD (T/A Southgate Estates).

- *4 Bedrooms*
- *Recently Refurb*
- *Prestigious City-Centre Location*
- *South-West Facing Garden*
- *No Pets or Sharers*
- *Garage and Parking*

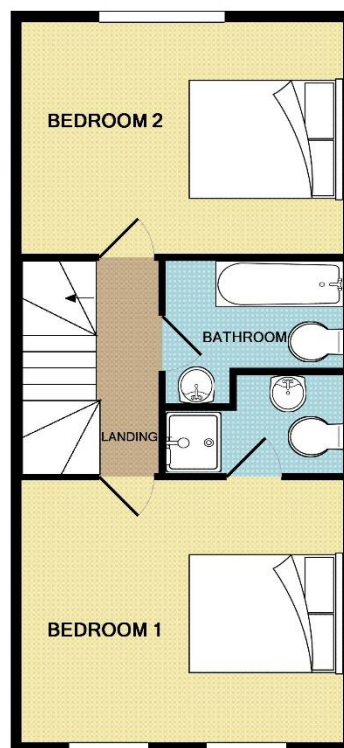




GROUND FLOOR



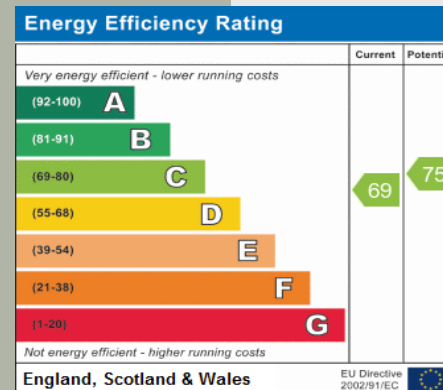
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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