

## 13 Horseguards, Exeter, EX4 4UU



This spacious and well presented five bedroom town house sits in the heart of the prestigious Horseguards development, a former cavalry barracks which was redeveloped in 2000. On the ground floor the accommodation comprises Entrance Hall, Dining Room, Kitchen, Utility Room, Cloakroom and Integral Garage. A spacious Lounge, Two Bedrooms and Bathroom are found on the First Floor and on the Second Floor you have Three Further Bedrooms (including master en-suite) and Family Bathroom. The property also benefits from a driveway providing off road parking and sits in a prime location for a short walk to Exeter University's Streatham Campus and the City Centre. Viewing is highly recommended to appreciate the accommodation on offer.

**Offers in the Region of £530,000      Freehold      DCX01741**

# 13 Horseguards, Exeter, EX4 4UU

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via uPVC double glazed wooden front door. Door to the Dining Room. Stairs to the first floor landing. Radiator. Wood laminate flooring.

### Dining Room 17' 1" x 11' 6" (5.20m x 3.50m)

Front aspect uPVC double glazed window. Radiator. Understairs storage cupboard. Coved ceiling. TV point. Wood laminate flooring.



### Kitchen 11' 6" x 9' 6" (3.50m x 2.89m)

Rear aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Integrated double electric oven. Induction hob with extractor above. Roll edge work surfaces. Part tiled walls. Space and plumbing for dishwasher. Space for under counter fridge. TV point. Vinyl flooring. Door to:



### Utility Room 8' 6" x 5' 11" (2.59m x 1.80m)

Rear aspect uPVC double glazed window. Fitted range of base level units with stainless steel sink and single drainer. Part tiled walls. Space and plumbing for washing machine and tumble drier. Space for large fridge/freezer. Wall mounted boiler. Vinyl flooring. Doors to the garage and cloakroom. Wooden double glazed door to the rear garden. Radiator.



### Cloakroom

Pedestal wash hand basin with tiled splashback. Low level WC. Wall mounted mirror. Towel rail. Vinyl flooring. Radiator

### Integral Garage 17' 9" x 8' 10" (5.41m x 2.69m)

Electric. Light and power. Shelving. Metal up and over door.

### First Floor Landing

Doors to the Lounge, Bedroom Three, Bedroom Four and Bathroom. Two storage cupboards. Stairs to the second floor landing.

### Lounge 17' 9" x 14' 9" (5.41m x 4.49m)

Twin front aspect uPVC double glazed windows. TV point. Two radiators. Coved ceiling.





### Bedroom Three 11' 6" x 7' 3" (3.50m x 2.21m)

Rear aspect uPVC double glazed window. Deep recess for storage. Radiator.



### Bedroom Four 11' 2" x 8' 6" (3.40m x 2.59m)

Front aspect uPVC double glazed window. Radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Large walk in shower. Pedestal wash hand basin with storage below. Low level WC with storage around. Part tiled walls. Wall mounted LED mirror. Shaver point. Heated towel rail.



### Second Floor Landing

Rear aspect Velux window. Doors to Bedroom One, Bedroom Two, Bedroom Five and Bathroom. Into eaves storage cupboard. Access to the loft void above.



### Master Bedroom 14' 9" x 10' 10" (4.49m x 3.30m)

Front aspect uPVC double glazed windows. Built in wardrobes with hanging space and shelving. TV point. Two radiators. Door to:



### En-suite

Three piece suite comprising fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin with storage below. Radiator. Shaver point.

### Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m)

Rear aspect uPVC double glazed window. Radiator. Built in double wardrobe with hanging space and shelving.



### Bedroom Five 8' 6" x 5' 3" (2.59m x 1.60m)

Front aspect Velux window. Radiator.



## Bathroom

Three piece suite comprising panel enclosed bath hand held shower. Low level WC. Wash hand basin with tiled splashback. Part tiled walls. Shaver point. Radiator.

## Outside

To the front of the property you have pedestrian access to the front door, driveway for one vehicle and further parking permits available for the Horseguards development. South Westerly facing, fully enclosed rear garden by range of panel fencing. Mainly laid to lawn with patio area. Paving slabs to the rear garden. Shrubs. Selection of fruit trees. Outside power. Outside tap.



## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



**Ground Floor**



**First Floor**



**Second Floor**