



17, Addington Court



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Horseguards, Exeter, Devon EX4 4UY

John Lewis (0.4 Miles), Exeter Central Station (0.3 Miles)

A centrally located, two-bedroom coach house in the highly sought-after Horseguards development of Exeter.

- Garage
- Two bedrooms
- Open plan kitchen/diner
- Council tax band - C
- Leasehold - 973 years remaining
- No onward chain
- City Centre location
- Off road parking
- EPC - D(61)
- Conservation area

Guide Price £250,000

## SITUATION

A well-maintained and peaceful residential area close to Exeter city centre. This prime location offers excellent access to local amenities, including shops, restaurants, and cafes, while also being within walking distance of Exeter Central and St David's railway stations, providing convenient transport links.

The property benefits from a quiet setting within the development, yet remains just a short distance from Exeter's historic quayside, parks, and green spaces. It is also well positioned for access to the University of Exeter and major road networks, including the M5 and A30.



## DESCRIPTION

Located in the highly sought-after Horseguards development, this apartment offers convenient access to Exeter city centre. The accommodation comprises a welcoming hallway leading to a spacious sitting/dining room, a well-appointed kitchen, two generously sized double bedrooms (one benefiting from an en-suite), and a separate bathroom. The property further benefits from a garage, providing valuable additional storage or parking, as well as off-road parking.

## OUTSIDE

This property benefits from its own garage with an up-and-over door, as well as parking to the front. The communal mature gardens are well maintained.

## SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Electric

Tenure: Leasehold - 973 year remaining

EPC: D(61)

Council tax band: C

Standard, ultrafast and superfast broadband available.  
EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## LEASE INFORMATION

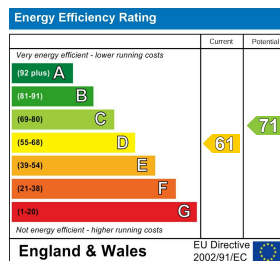
The vendor has advised that the annual service charge is approximately £1,170. There are 974 years remaining on the lease, and the ground rent is £65 per annum, subject to a review period.

## AGENTS NOTE

Please be aware that the property is situated in the Longbrook conservation area.



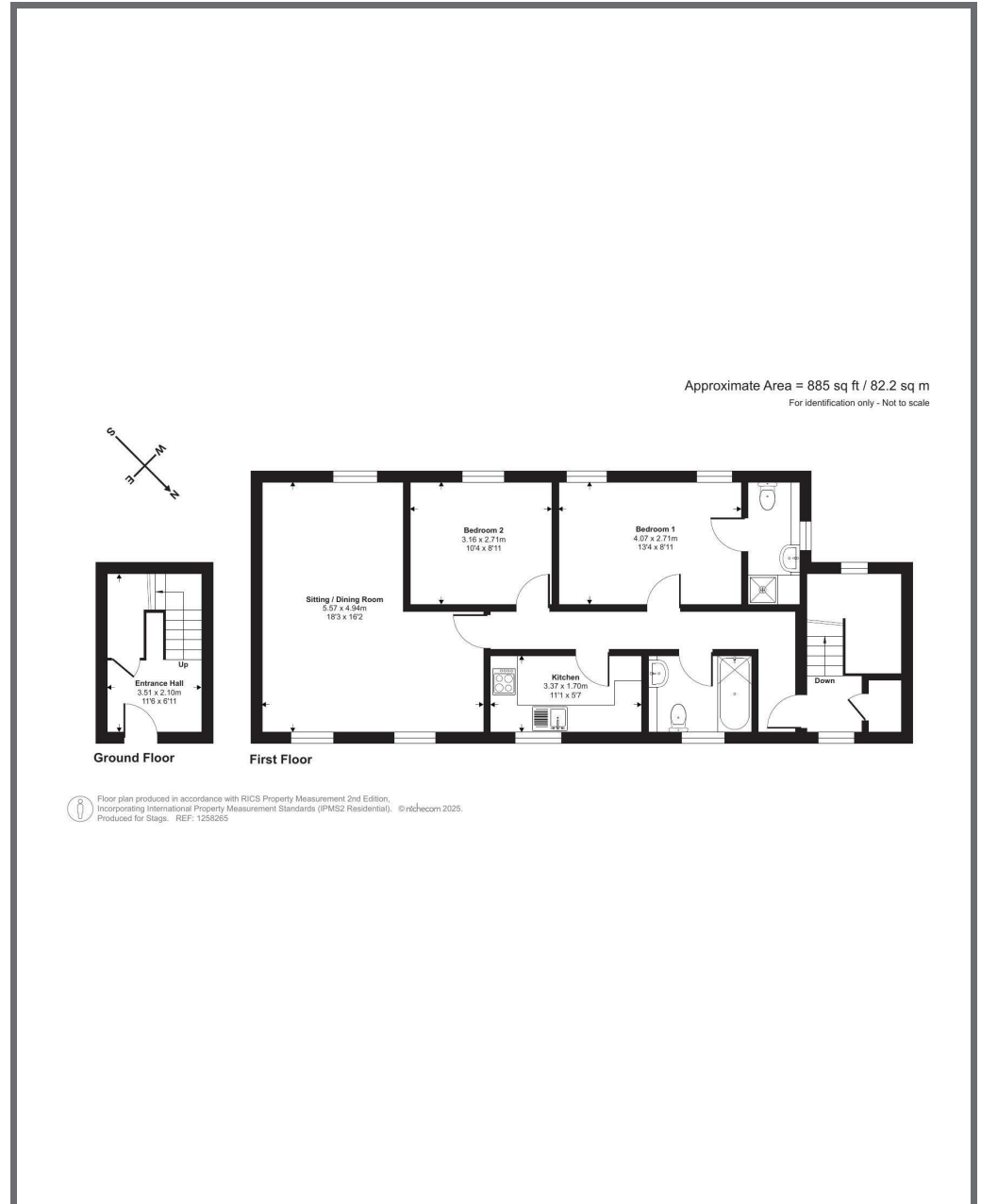
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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