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6 Montague Rise, Exeter, Devon, EX4 4UZ



SOUTHGATE
— ESTATES —

£350,000
offers over





6 Montague Rise, Exeter, Devon, EX4 4UZ

A beautifully presented two-bedroom semi-detached bungalow, enjoying a delightful position within the highly regarded Horseguards development, close to the heart of Exeter city centre. Combining an attractive historic setting with well-presented, practical accommodation, including gas central heating, double glazing and a ventilation system, the property also benefits from an enclosed rear garden and allocated parking — two particularly valuable features for a city-centre home.

Horseguards occupies the former site of Exeter's Higher Barracks and is a distinctive and characterful development, retaining many of the original military buildings arranged around an attractive central quadrangle. The development has been thoughtfully landscaped, with mature trees, established green spaces and a pleasant sense of openness, creating a surprisingly peaceful environment despite its convenient central location.





The property itself is approached via an entrance porch, providing useful additional storage before opening into a particularly appealing open-plan lounge and dining room. This spacious reception area provides a versatile setting for both relaxing and entertaining, with a window overlooking the front and French doors opening directly onto the rear garden. The connection between the reception room and garden gives the property an attractive indoor-outdoor feel, while double doors lead through to the kitchen and inner hallway. The modern kitchen is well equipped with a good range of matching wall and base units, granite work surfaces and tiled splashbacks. Integrated appliances include an oven with gas hob and extractor, tall fridge freezer and dishwasher, while windows to the rear and side provide plenty of natural light. An inner hallway leads to the two bedrooms and bathroom and also incorporates useful storage, including a cupboard with plumbing and space for a washing machine and tumble dryer. There are two well-proportioned double bedrooms. The principal bedroom enjoys a large built-in mirrored wardrobe and a front aspect, while the second bedroom overlooks the rear garden.

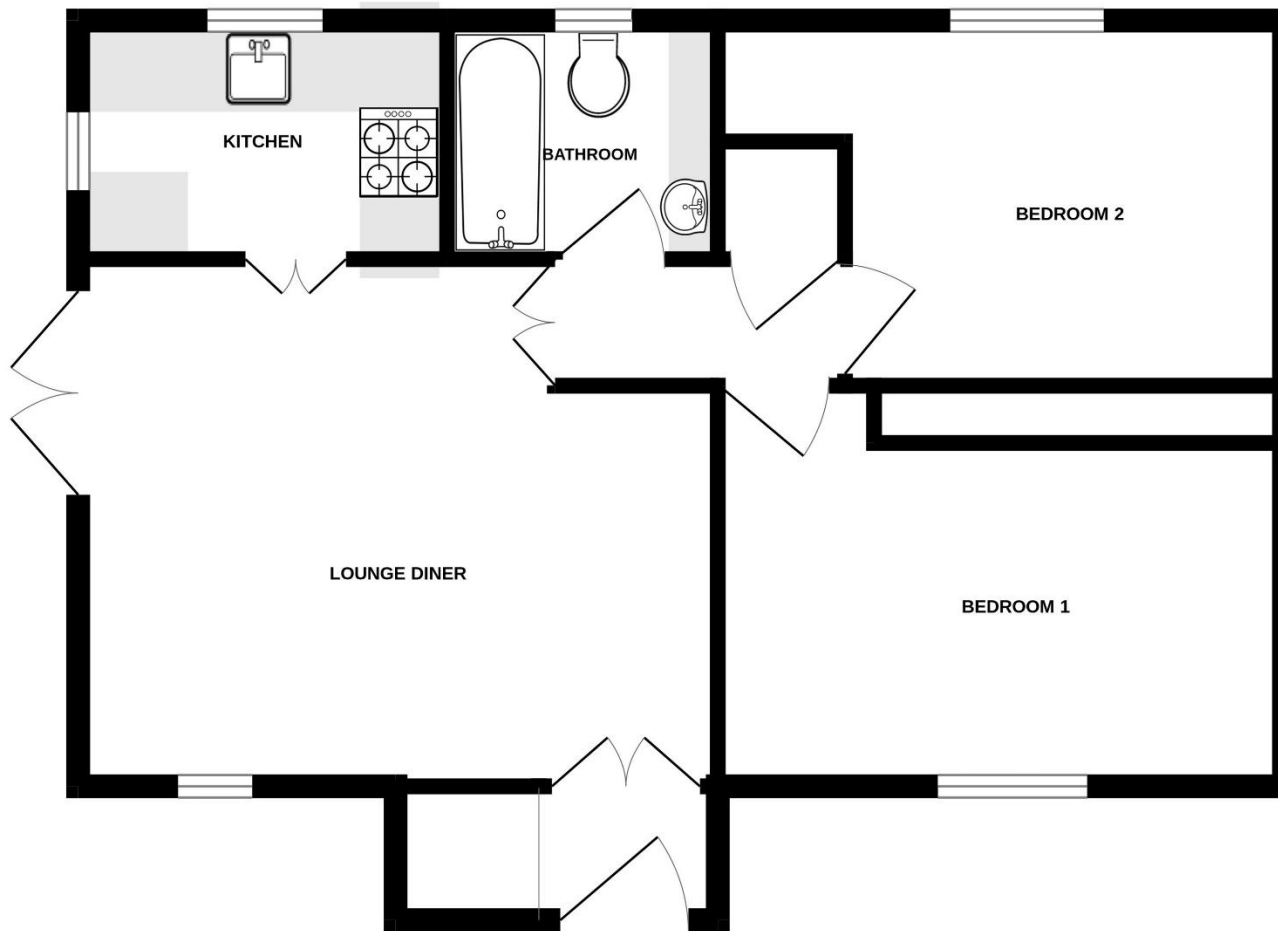
Outside, the enclosed rear garden provides a private and manageable space in which to relax, dine or enjoy the outdoors. The property also benefits from an allocated parking space, an increasingly desirable feature for those looking to live within easy walking distance of Exeter city centre. The location is undoubtedly one of the property's major attractions. Exeter's extensive range of shops, cafés, restaurants and cultural amenities are all within easy reach, with John Lewis and the University particularly close by. The combination of a peaceful, landscaped historic development and such convenient access to the city centre makes this an appealing home for a wide range of buyers, including those seeking a low-maintenance city base, a first home or a property close to the University. Presented in excellent order throughout and offering the rare combination of a characterful setting, enclosed garden, allocated parking and highly convenient city-centre location, this attractive bungalow is a property that deserves to be viewed internally.

Property Information: Council Tax Band C | Freehold | Estate maintenance fees apply

- *2 Double Bedrooms*
- *Beautifully-Presented*
- *Semi-Detached Bungalow*
- *Enclosed Rear Garden*
- *Allocated Parking Space*
- *Central Location*

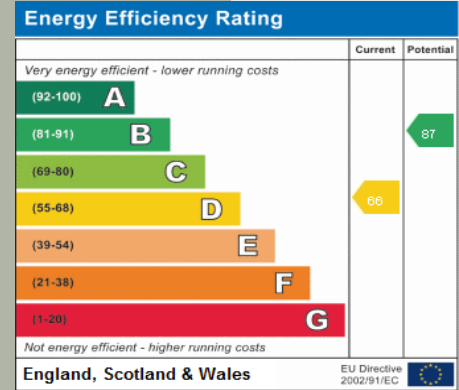


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SOUTHGATE
ESTATES

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