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6 Horseguards, Exeter, Devon, EX4 4UU



SOUTHGATE

ESTATES

£410,000 - £425,000

Guide Price





6 Horseguards

A spacious three bedroom family home located within the popular Horseguards Estate. The property offers a garage with a driveway to the front, as well as a garden enjoying a south-westerly aspect to the rear. The internal accommodation briefly consists of an entrance hallway, downstairs cloakroom, a kitchen breakfast room and access to the garage from the ground floor. Upstairs across two floors are the three bedrooms with an en suite to the master, a bathroom and a further shower room.

The exceptionally sought-after development of Horseguards is ideally positioned near to Exeter's city centre offering a number of high street shops, restaurants and other entertainment facilities. The property is also just a short walk from the University, as well as being within a short car journey to local woods and countryside walks. 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 kept much of the original character with plenty of green space, mature trees and landscaped grounds.



Ground Floor The front door opens to the spacious entrance hallway, door to understairs cloakroom with WC and wash hand basin, further door to the kitchen, as well as to the garage, and stairs rise to the first floor incorporating built-in storage below. The stylish kitchen contains a range of matching wall and base units with fitted worktops, a Herringbone tiled splashback, a sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor, a dishwasher, plus space for a tall fridge freezer and a washing machine. There is also a window to the rear aspect and a glass paned door leading directly out to the rear garden.

First Floor Stairs rise to the first-floor landing which leads to the living room, a shower room and one of the bedrooms, along with a further set of stairs to the second floor, and a window to the front aspect. The living room is a pleasant reception room enjoying a large window to the rear aspect with a lovely outlook across the garden, offering ample natural light to the space. The shower room incorporates a pedestal wash basin a close-coupled WC and a shower cubicle. Lastly, the bedroom is complemented by a box bay window to the front aspect and is currently used as an office/single bedroom.



Second Floor The top floor accommodates the remaining two bedrooms, the main family bathroom, and an airing cupboard housing the hot water tank. The master bedroom is situated to the rear of the property and features a window with far reaching views out towards Haldon Forest and Belvedere, along with a recessed area for a wardrobe etc. A door opens into the en suite shower room which comprises a pedestal wash basin, a close-coupled WC and a shower cubicle. The second bedroom is a further good-sized double room also with a recessed area for extra bedroom furniture, and two windows to the front aspect. Finally, the bathroom offers a bath with a mixer tap and shower over, a pedestal wash basin, a close-coupled WC and a frosted window to the side aspect.

Garden, Garage & Parking A door leads out to the enclosed rear garden which benefits from a patio area providing the perfect space for outdoor dining and entertainment. A stepped path leads to the end of the garden which is mostly laid to lawn with various shrubs to the border. To the front of the property is a drive with parking for 2 cars leading to a single garage which is serviced by power and lighting, with an up and over door opening to the driveway. There is also a permit parking scheme for visitors.

Property Information Tenure: Freehold. Council tax band: D.

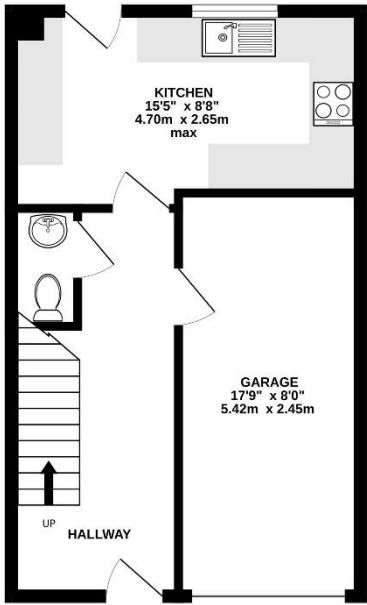
- *3 Bedrooms*
- *Townhouse*
- *Garage & Off-Road Parking*
- *South-West Facing Garden*
- *Popular Location*
- *Freehold*



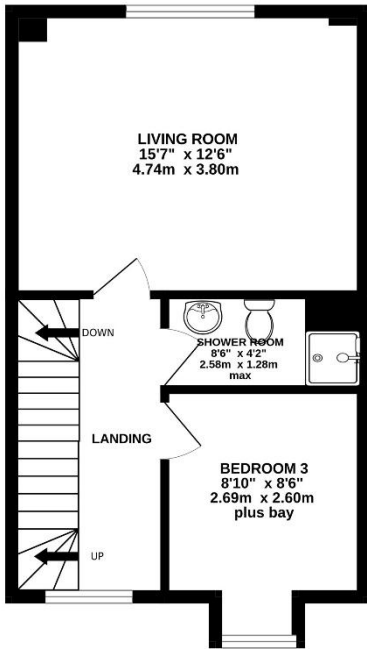
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

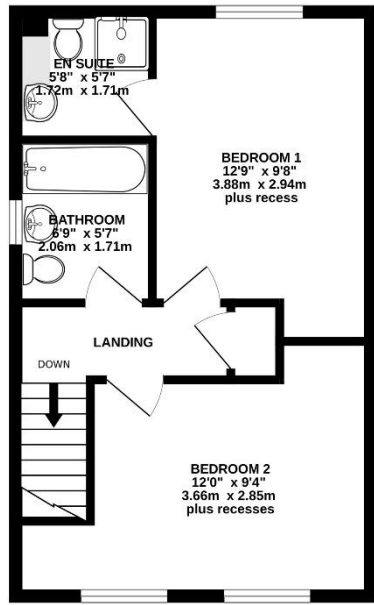
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

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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