

34, Horseguards, St Davids Exeter, EX4 4UU



A two bed modern ground floor unfurnished apartment in the popular location of St Davids. The property is within a short walk of the City Centre, St Davids and Central train stations and local school, college and the University. The property benefits from GCH, DG and a garage with parking for one car in front of it.
EPC Rating C.

Available Early January 2026

Monthly Rent of £950

THE ACCOMMODATION COMPRISES:

Communal Entrance

Communal door leading to communal hallway

Entrance Hallway

Front door leading to entrance hallway. Two ceiling lights. Smoke detector. Radiator. Intercom. Two storage cupboards one being the airing cupboard with shelving. Light switches.

Master Bedroom 11' 5" x 11' 4" (3.47m x 3.46m)

Wooden windows with double glazed unit to front elevation. Blind, curtain pole over with curtains. Radiator. Wood effect laminate flooring. Ceiling light. Ample power points. Light switches. Door leading through to:



Ensuite Shower Room 5' 3" x 6' 2" (1.59m x 1.89m)

Wooden window with double glazed unit to front elevation. Blind over. Enclosed ceiling light. Extractor fan. Tiled floor. Radiator. Low level WC, Pedestal wash hand basin & Shower cubicle all in white with chrome furniture. Chrome heated towel radiator. Light & shower pull cords. Fully tiled with decorative border.

Living Room 11' 3" x 16' 8" (3.43m x 5.08m)

Wooden windows with double glazed unit to front and side elevation. Both with blinds over. Radiator. Wood effect laminate flooring. Chrome ceiling spotlight track. Smoke detector. Electric fire with tiled hearth and wooden surround. Ample power points. TV point. Light switches. Wooden doors leading through to:



Dining Room Area 7' 2" x 8' 8" (2.19m x 2.63m)

Wooden window with double glazed unit to side elevation. Blind over. Radiator. Tiled floor. Power points. Ceiling light. Archway leading through to:

Kitchen 8' 3" x 6' 7" (2.51m x 2.01m)

Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with roll edged work tops. Chrome extractor hood. Fitted gas hob with electric oven below. Fridge/freezer. Washer/dryer. Tiled flooring. Heat detector. Ceiling light. Ample power points. Central heating programmer



Family Bathroom 6' 8" x 7' 1" (2.04m x 2.15m)

Tiled floor. Enclosed ceiling light. Extractor fan. Fully tiled with a decorative border. Low level WC, Pedestal wash hand basin & bath all in white with chrome furniture. Thermostatically controlled shower running off the bath, pole and shower curtain. Radiator. Light & shower pull cords



Bedroom Two 8' 0" x 10' 3" (2.43m x 3.13m)

Wooden window with double glazed unit to rear elevation. Blind, curtain pole with curtains over. Radiator. Wood effect laminate flooring. Ceiling light. Power points. Light switch.

Garage

With up and over door and parking space in front for one car.

Additional Information

Deposit £950

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

Suitable for either a single or professional couple

6 month fixed tenancy then on to a periodic month to month

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0

Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

34 Horseguards EXETER EX4 4UU	Energy rating C	Valid until:	3 December 2035
		Certificate number:	0674-3957-2202-5775-1204

Property type

Ground-floor flat

Total floor area

63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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