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SOUTHGATE
ESTATES

£1,675
per calendar month

29 Addington Court, Horseguards, Exeter, EX4 4UY





29 Addington Court, Horseguards, Exeter, Devon, EX4 4UY

A beautifully-presented four bedroom end of terrace home located within one of Exeter's most sought-after city centre developments, benefitting from a lovely enclosed rear garden and allocated parking. Ideally positioned near Exeter's city centre's shopping and just a short walk from John Lewis and the University, 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 maintained much of the original character with plenty of green space, mature trees and landscaped grounds. The internal accommodation briefly consists of an entrance hallway providing access to the dining room, converted garage, large living room, downstairs WC and modern kitchen. Stairs rise to the first floor landing and the four bedrooms, one with en-suite, and a family bathroom. With such a fantastic location, the presentation and the advantage of parking, this lovely home is not to be missed and we highly recommend internal viewing. Subject to Credit Referencing and Affordability. Council Tax Band E. No Smokers. Minimum 6 Month Let. A holding deposit of one week's rent will be taken to reserve the property. A Tenancy Deposit of 5 weeks' rent will be required should an application be successful. For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings/>



Entrance Hallway The front door opens into the hallway which includes stairs rising to the first floor with built-in storage below, a radiator with a



cover and doors to the dining room, study, kitchen, downstairs cloakroom and living room.

Kitchen 11' 6" x 7' 7" (3.5m x 2.3m) A modern kitchen containing a range of matching wall and base units with granite-effect worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with a gas hob and extractor hood over, a dishwasher and space for a washing machine and American-style fridge freezer. The boiler is also located here, along with fitted shelving and a window to the rear aspect.

Living Room 11' 6" x 16' 1" (3.5m x 4.9m) A pleasant room boasting French doors opening to the garden, a window to the rear aspect and a radiator.

Dining Room 12' 5" x 9' 8" (3.78m x 2.94m) A good-sized reception room featuring a window to the front aspect, a radiator and ample space for a table and chairs.

Cloakroom 2' 9" x 5' 7" (.85m x 1.7m) A convenient downstairs cloakroom consisting of a close-coupled WC, a pedestal wash basin, tiled walls and an extractor fan.

Study 15' 7" x 8' 2" (4.75m x 2.40m) Enjoying shelving and office furniture. suitable for home working or use as a playroom.

- *4 Double Bedrooms*
- *Family Home*
- *Enclosed Rear Garden*
- *Off-Road Parking*
- *Horseguards Location*
- *Spacious Accommodation*



GROUND FLOOR

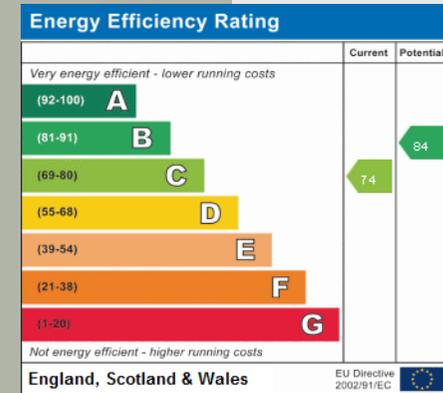


1ST FLOOR



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



www.tpos.co.uk



SOUTHGATE

ESTATES

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