

34 Roseland Avenue Heavitree, Exeter, EX1 2TW

An exciting opportunity to acquire this traditional 3 bedroom 1930's semi-detached house in sought after cul-de-sac close to Heavitree Pleasure Park and a wide range of local shops & amenities. This well modernised property comes with an open-plan kitchen/diner, utility room, downstairs cloakroom/wc, off road parking and a 70ft garden with sunny westerly aspect.

Situated in the heart of Heavitree this lovely family sized property comes with the convenience of a private off road parking space for an estate sized car at the front of the house, and a shared driveway leads to gated private hardstanding encompassed within the rear garden and where a garage once stood.

The ground floor accommodation consists of a reception hall, lounge, spacious open-plan kitchen/diner, small utility room and a downstairs cloakroom WC. On the first floor there are two double bedrooms, one single bedroom and a family bathroom.

Roseland Avenue is for all intents and purposes a cul-de-sac meaning traffic flows are very low and the street is much quieter than neighbouring streets. The property is only a stone's throw away from Heavitree Pleasure Park, arguably the best park in Exeter with newly built café/community hub, and just a few minutes easy level walking distance from Heavitree's comprehensive range of retail and other local services in Fore Street, St Michaels Primary Academy School, Heavitree Health Centre and hospitals. Ladysmith Junior School is also within comfortable level walking distance and Roseland Avenue enjoys easy access to Exeter Business Park at Sowton, the M5 Motorway, A.30 and A38 Exeter/Plymouth Expressway.

Guide Price £420,000

34 Roseland Avenue

Heavitree, Exeter, EX1 2TW



- Reception Hall
- Utility Room & Cloakroom/WC
- Gas Central Heating & uPVC Double Glazing
- Extra Gated Hardstanding (alongside rear garden)
- Lounge
- 3 Bedrooms
- 70ft Rear Garden with Sunny Westerly Aspect
- Kitchen/Diner
- Family Bathroom
- Sizeable Off Road Parking Space (front of house)

Reception Hall

14'7" x 5'8" (4.47m x 1.73m)

Lounge

13'6" x 12'5" (4.14m x 3.81m)

Kitchen/Diner

Kitchen Area

18'8" x 11'3" (5.69m x 3.43m)

Dining Area

Utility Room

6'9" x 5'2" (2.08m x 1.60m)

Cloakroom/WC

Landing

Bedroom 1

14'2" x 11'3" (4.34m x 3.45m)

Bedroom 2

11'3" x 11'5" (3.43m x 3.48m)

Bedroom 3

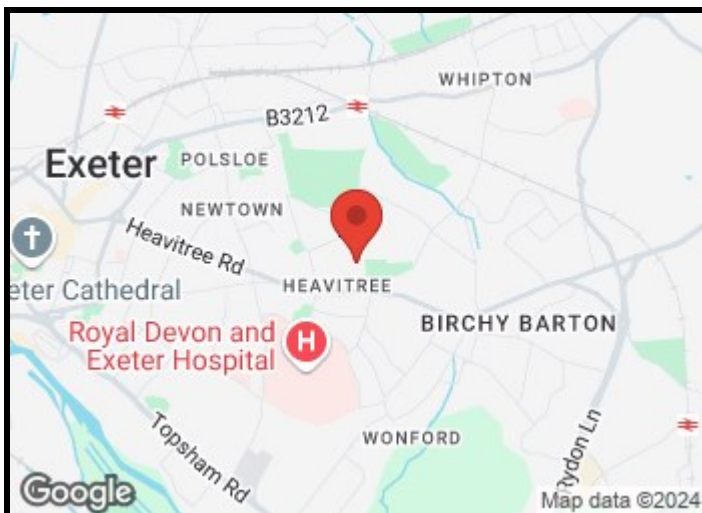
7'1" x 7'1" (2.18m x 2.16m)

Bathroom

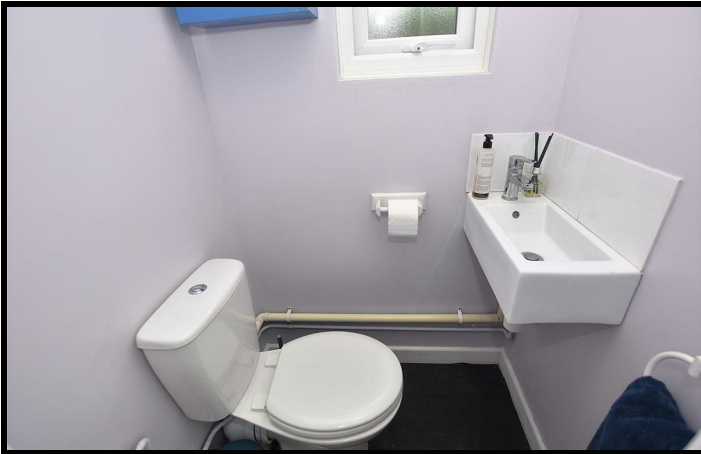
6'9" x 6'2" (2.08m x 1.88m)

Garden

68'0" x 24'0" (20.73m x 7.32m)



[Directions](#)



Floor Plan



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

Energy Efficiency Rating: 65
Environmental Impact (CO₂) Rating: 83