



# ROSEBARN AVENUE

PENNSYLVANIA, EXETER, EX4 6DY



**Robert Williams**

SALES | LETTINGS | AUCTIONS

" In the same family since the 1930's and to the market for the first time in 80+ years, this is a wonderful opportunity."



# ROSEBARN AVENUE

EXETER, EX4 6DY

**Family owned since the 1930s and coming to the market for the first time in over 80 years, this four bedroom semi-detached property offers huge potential for a buyer to create a lovely home, to their own specification.**

**Whilst it requires renovation throughout, the house offers many great features, including a spacious layout, rear extension, garage and large garden. Located on Rosebarn Avenue, one of the most sought-after roads in Exeter, the property is within easy reach of the City Centre and University of Exeter Streatham Campus.**

## THE PROPERTY

The front door to the property leads in turn to an entrance vestibule and inner hallway, with a downstairs cloak room and doors through to the kitchen and reception rooms. Located to the front of the building, the kitchen also has an external door to the driveway. To the rear of the property is the spacious dual aspect sitting room which has a large window overlooking the rear garden. A door leads from here into the garden room extension, and adjacent is dining room, which is also nicely proportioned and is open plan to the garden room. The garden room is a lovely light-filled space, with a vaulted ceiling, skylight and patio doors to the garden.

The first floor accommodation comprises four bedrooms and bathroom with separate WC. The two primary bedrooms are both large doubles, located to the rear of building and overlooking the garden. The further two bedrooms are a double and single, one with wash basin.

The property offers huge potential to further increase the size of accommodation, with conversion of the garage (which is integral to the building) and/or the loft space.





## OUTSIDE

Outside to the front of the property is a driveway and planted area. The driveway could be extended in order to create parking for multiple vehicles. There is side access to the rear garden.



The large rear garden is one of stand out features of the property; South facing and extending approximately 40m from to the far boundary. Immediately adjacent to the house is a patio area and the upper section is laid to lawn with mature borders, including a lovely magnolia tree. The lower section has a pathway leading down to the southern boundary.

## THE LOCATION

Located in the Pennsylvania area of Exeter, Rosebarn Avenue is a highly sought after road due to the quality properties with large plots. There are local amenities close by including shops, supermarket and primary school.

The property is well placed for transport links, with two bus stops on Rosebarn Avenue, Exeter St David's Railway station is less than 2 miles away, and the A30/M5 is about a 10 minute drive away.



4		bedrooms	1		bathrooms
3		receptions	2		car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** E

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains electricity, water and drainage

**Energy Efficiency Rating:** D





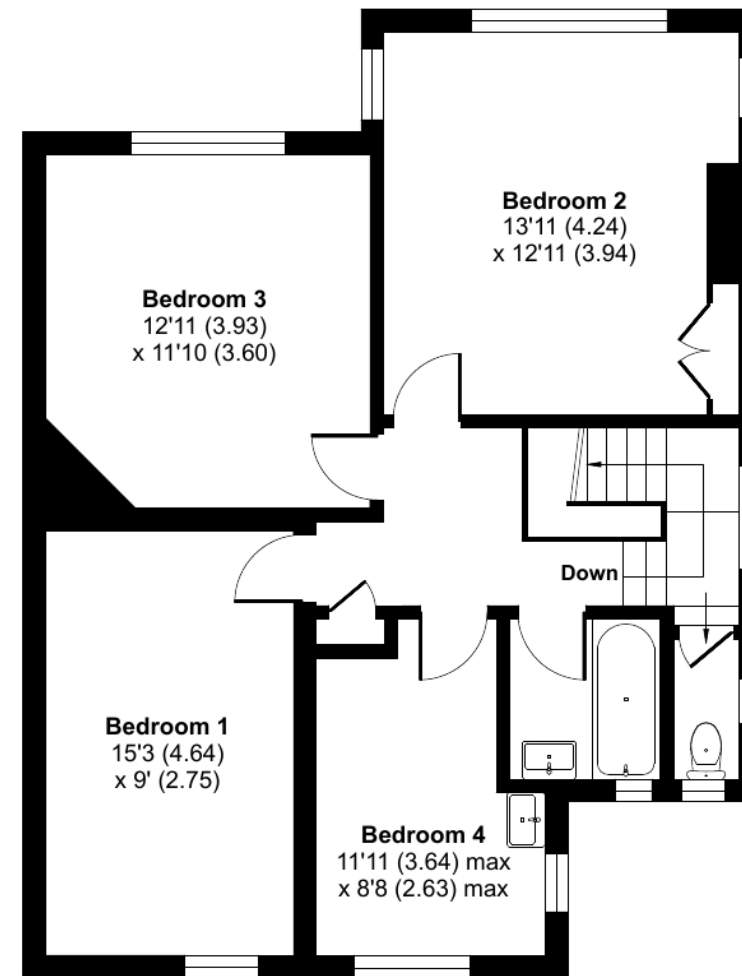
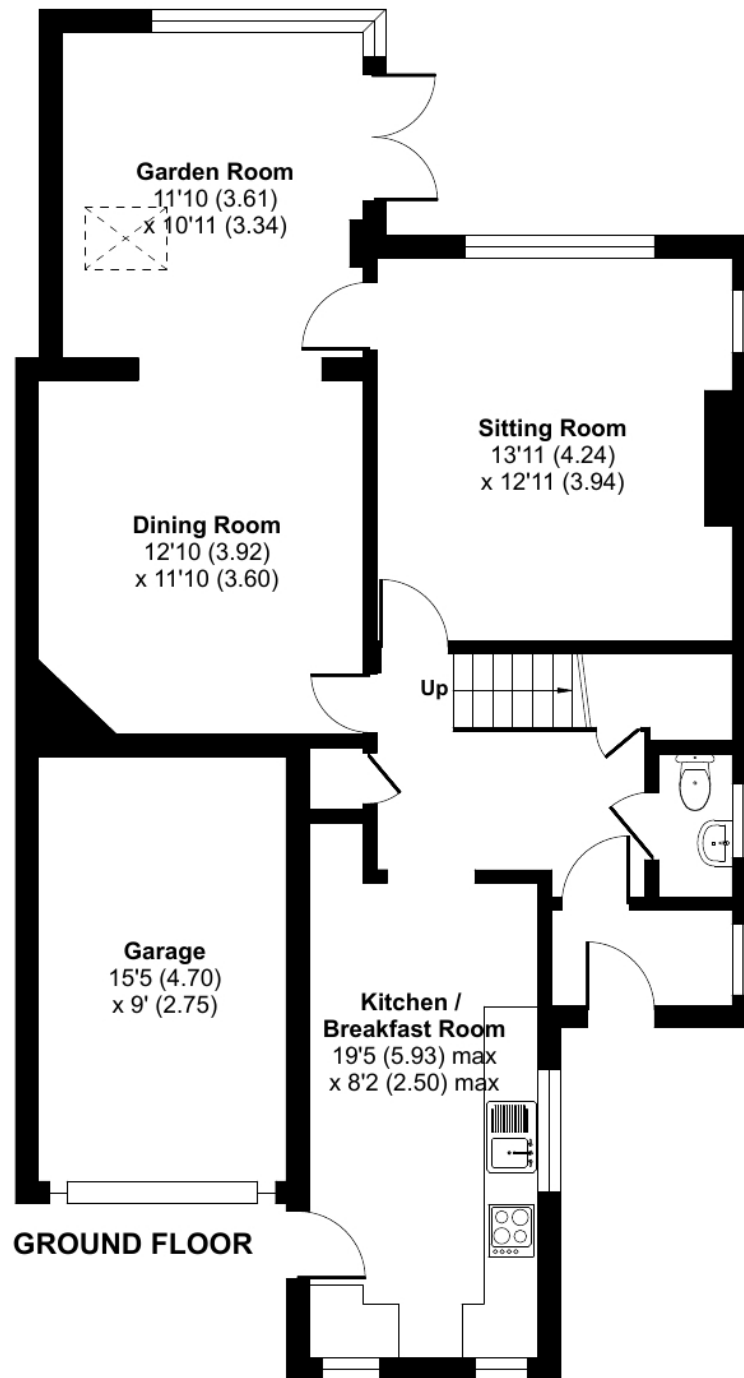
# Rosebarn Avenue, Exeter, EX4

Approximate Area = 1528 sq ft / 141.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1667 sq ft / 154.8 sq m

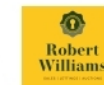
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**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1276140





**Robert Williams**

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.