



SOUTHGATE

ESTATES



25 Rosebank Crescent,
Exeter, Devon, EX4 6EH
£675,000





5 Well-Proportioned Bedrooms, Prestigious Location, South West Facing Garden, Parking for 5+ Cars, Garage, 2 En Suite Bathrooms

A generously proportioned 5 bedroom home in the prestigious location of Pennsylvania. Occupying an elevated position, with far reaching views including glimpses of the coast, this substantial family home is ideally situated and comes with a fully enclosed flattened South-West facing rear garden.

Internally, the property has been the subject of much improvement and remodelling and is finished to an exceptional standard, with solid wood flooring in the majority of the rooms. To the ground floor, there is a wonderful kitchen-family room, offering a flexible space for cooking, eating and entertaining, with patio doors opening to the rear garden. To the first floor, there are 4 well proportioned bedrooms, each big enough to take a double bed and one of which has an en suite bathroom, there is also an additional family bathroom. On the top floor, the master bedroom has an en suite shower room as well as far-reaching views to the rear aspect.

There are gardens to the front and rear, a detached garage, a shed and a driveway offering parking for 5+ cars.

With so much to offer, internal viewing through the agents is highly recommended.

Ground Floor The property is entered through a bright and spacious hallway, where doors lead to the downstairs WC, and the living room. There is a walk-in cupboard under the hardwood stairs, that lead to the first floor. The hardwood flooring continues into the spacious living room, which has a large window to the front, a gas fireplace and French doors leading into the kitchen-family room to the rear of the property. Fitted with a modern kitchen with gloss cream slab-type doors to the units and top range granite worktops, this flexible space has ample space for a dining area and a seating area. There is underfloor heating with temperature control (independent from the rest of the house) and double glazed doors leading into the rear garden. There is a walk-in pantry and further door leading to the driveway.

First Floor The solid-wood stairs and flooring continues throughout the first floor, where there are 4 bedrooms (with the master featuring an en suite bathroom), each of which is large enough to accommodate a double bed. There is an airing cupboard and a family bathroom. All of the bedrooms have pleasant views, with the two rear bedrooms looking across Exeter's rooftops towards Haldon Hill, with glimpses of the sea to the South.

Second Floor Further stairs lead to another bright and spacious galleried landing on the second floor, where one of the eaves storage cupboards can be accessed and a door leads to the master suite. This attractive bedroom has a vaulted ceiling and offers the same spectacular views via the Velux windows to the rear aspect. The en suite bathroom includes a double-sized shower cubicle.

Garage with Utility Area The detached garage has an up-and-over garage door and includes a range of fitted cupboards and spaces and plumbing for a washing machine and tumble drier.

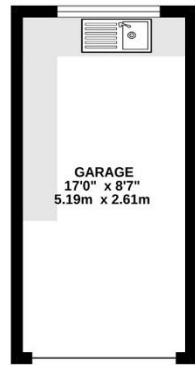
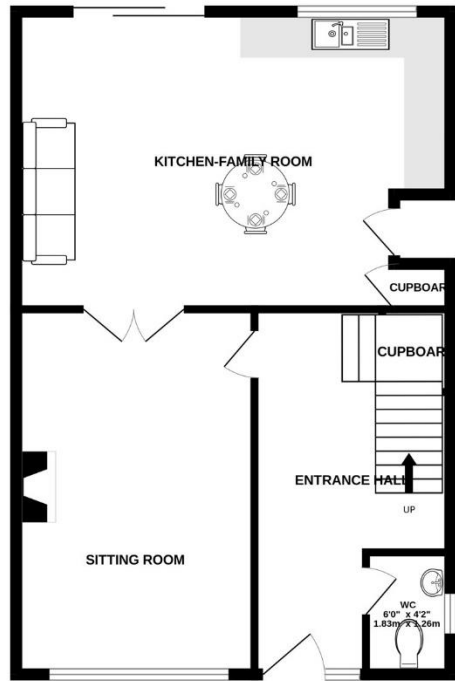
Gardens & Driveway To the front of the property, the established and attractive front garden has a range of mature shrubs. The driveway extends along the side of the house, allowing parking of 4 - 5 cars. To the rear, the garden is mainly laid to lawn, whilst conifer hedging provides a good degree of privacy. A large patio area is perfect for enjoying the afternoon and evening sun and there is a further garden shed to the rear of the garage.

Property Information Tenure: Freehold. Council tax band D.

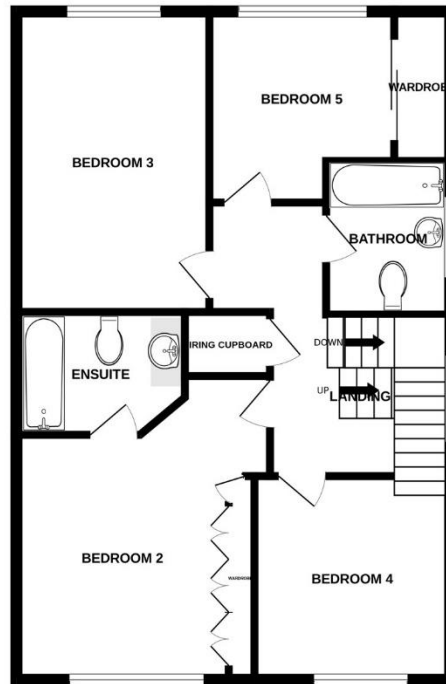




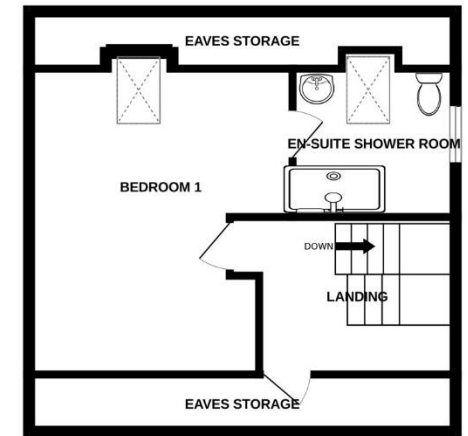
GROUND FLOOR



1ST FLOOR



2ND 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 Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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