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28 Rosebank Crescent, Exeter, Devon, EX4 6EH



SOUTHGATE
ESTATES

£600,000

Guide Price





28 Rosebank Crescent

This well-proportioned detached home is located along Exeter's highly desirable Rosebank Crescent, with far reaching views across the city's rooftops towards Exmouth, including glimpses of the Estuary and sea in the distance.

The property has been the subject of much refurbishment and improvements over recent years, much of which was driven by the former owner, who happened to be a well renowned local architect. These works included much re-modelling and the addition of a wonderful loft bedroom, with a Velux balcony window to take full advantage of the elevated position and the outlook from the rear of the house.

Internally, the rooms are well-proportioned and the layout is ideal for modern living. The main reception room offers a wonderful family space with a feature high specification wood burner, with an open-plan feel to the breakfast kitchen. Bi-fold doors open to the rear patio, creating a fantastic bright and open space for entertaining.

On the first floor, there are three generous bedrooms, a family bathroom and an en suite to the master bedroom. The beautifully crafted staircase continues to the second floor, where a further double bedroom is located, with the Velux balcony window.

To the outside, the South-West facing rear garden is ideally orientated to take full advantage of the afternoon and evening sun. There is parking for several cars to the side of the property and there is a detached garage, which includes plumbing and wiring for a washing machine, etc.

To fully appreciate this lovely family home, internal viewing is highly recommended.

Property Information Tenure: Freehold. Council tax band: E.

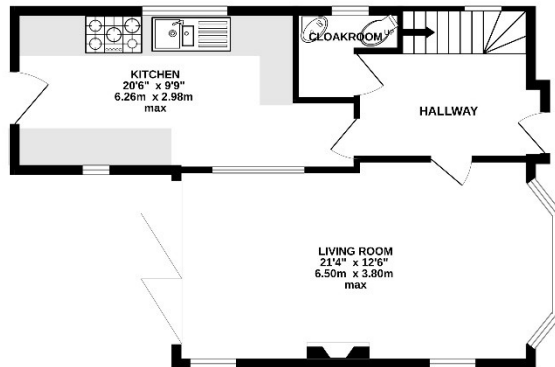




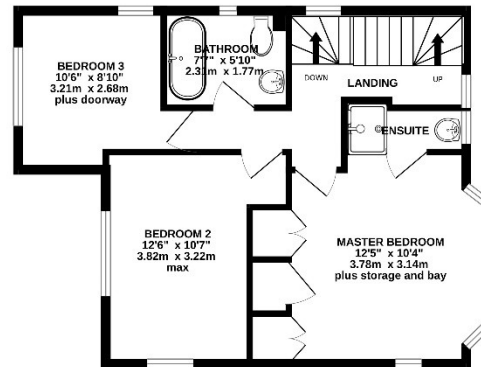
- *Detached Family Home*
- *Excellent Views*
- *4 Bedrooms*
- *Enclosed Garden*
- *Sought-After Location*
- *Garage & Driveway*



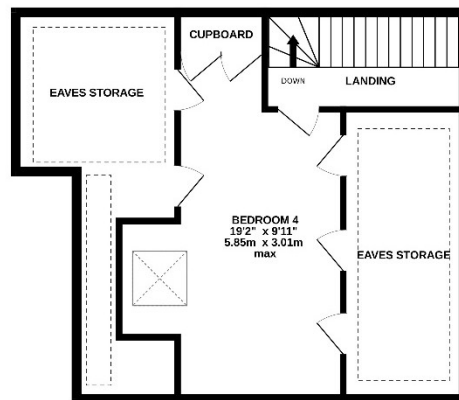
GROUND FLOOR



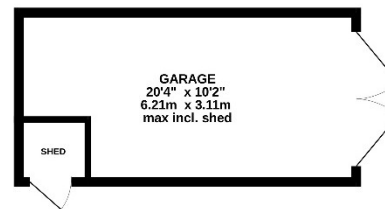
1ST FLOOR



2ND FLOOR



GARAGE



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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