



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating Two Allocated Parking
Spaces



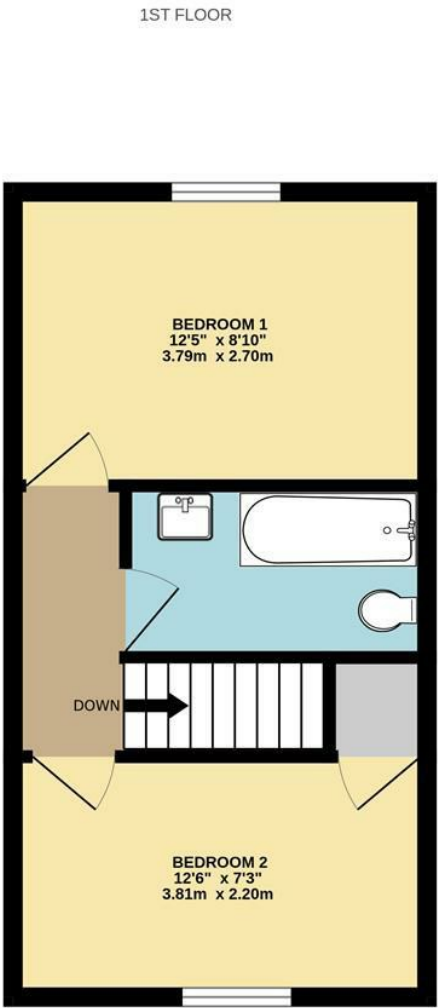
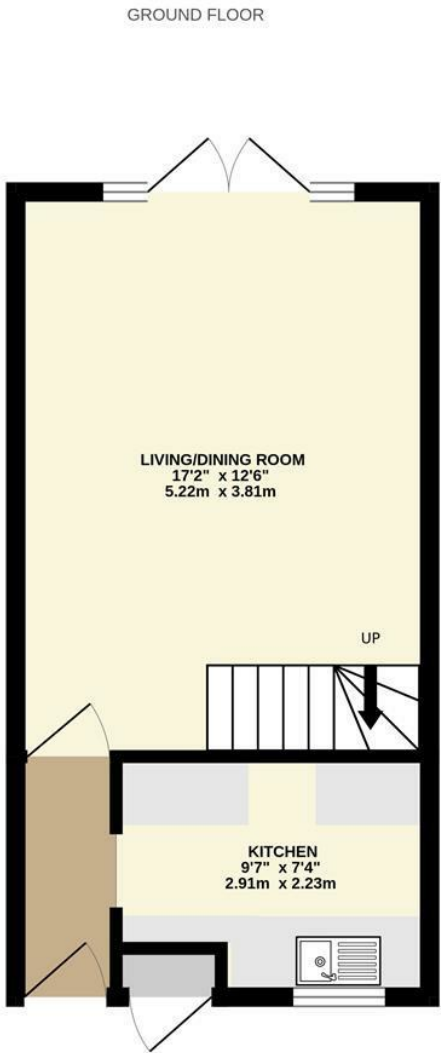
Front & Rear Gardens Council Tax Band: C



Guide Price:
£270,000 - £280,000 Freehold

11 Roseland Drive,
Heavitree, Exeter, EX1 2TS

www.naomijryan.co.uk



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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SUMMARY

GUIDE PRICE £270,000 - £280,000:

Nestled in the charming area of Central Heavitree, this modern terraced house on Roseland Drive offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community. The property is conveniently located within walking distance of the RD&E Hospital and a wide range of a variety of amenities including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the Cathedral City of Exeter with its wider range of facilities. Heavitree Park is a short walk from the property with the newly opened ParkLife Cafe.

The spacious accommodation comprises entrance hall, a stylish fitted kitchen with an integrated fridge/freezer, and space for a freestanding cooker and washing machine. The living/dining room offers a versatile space and has double doors opening out to the rear garden. On the first floor are two good-sized bedrooms and a well-appointed bathroom, designed with contemporary fixtures and fittings.

Outside is an enclosed rear garden with modern composite decking and a useful storage shed. A gate provides access to a rear pedestrian pathway. To the front of the property is an area of garden which is laid predominantly to lawn. Additionally, the property benefits from two dedicated parking spaces, a rare find in such a desirable location.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & Drainage.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



