

## 25 Rosebank Crescent, Pennsylvania, Exeter, EX4 6EH



A stunning five-bedroom semi-detached property in a popular Pennsylvania location within easy walking distance to the City Centre and local schools. With spacious accommodation stretching over three floors. Benefiting from entrance hall, cloakroom, lounge, open plan kitchen/ dining room, five double bedrooms - two ensembles, family bathroom, four WC's, enclosed rear garden, garage, offroad parking for five vehicles.

**Offers in the Region of £625,000    Freehold    DCX01320**



# 25 Rosebank Crescent, Pennsylvania, Exeter, EX4 6EH

The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via uPVC part frosted front door. Front aspect uPVC part frosted double glazed window. Doors to the cloakroom and lounge. Understairs storage cupboard. Turning staircase to first floor landing. Solid wood flooring, cove ceiling and radiator.

### Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC, Wash hand basin with mixer tap. Part tiled walls, tiled flooring, cove ceiling and radiator.

### Lounge 17' 8" x 11' 6" (5.381m x 3.499m)

Front aspect uPVC double glazed window. Gas flame effect fireplace with wooden mantle and marble surround and half. Solid wood flooring, television point, cove ceiling and radiator. Double doors opening through to open plan kitchen/ dining room.



### Kitchen/ Dining Room 18' 5" x 14' 11" (5.619m x 4.541m)

Rear aspect uPVC double glazed window with view over the rear garden. Beautifully fitted range of eye and base level units with sink with mixer tap and a huge single drainer. Roll granite edge work surfaces. Gas cooker point, plumbing for washing machine. Tiled flooring including under the units with underfloor heating, spotlighting, cove ceiling and storage cupboard. uPVC part frosted door leads to the side of the property and double glazed sliding doors lead to patio & rear garden. Large seating area. Heated towel rail and underfloor heating.



### First Floor Landing

Side aspect uPVC double glazed window. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Storage cupboards. Turning stair case to second floor landing. Wood flooring. Radiator.

### Bedroom One 15' 5" x 11' 6" (4.7m x 3.503m)

Front aspect uPVC double glazed window. Solid wood flooring including under the wardrobes. Built in floor to ceiling wardrobes with hanging space and shelving. Cove ceiling, radiator and door through to en-suite bathroom.



### En-suite

Three piece white suite comprising panel enclosed bath with shower above, low level WC, wash hand basin with mixer tap and storage below. Part tiled walls, spotlighting and heated towel rail.



### Bedroom Two 14' 9" x 9' 5" (4.488m x 2.875m)

Rear aspect uPVC double glazed window with view over the rear garden and stunning views over the city and countryside beyond. Solid wood flooring, cove ceiling and radiator.



### Bedroom Three 10' 1" x 8' 11" (3.078m x 2.709m)

Front aspect uPVC double glazed window. Solid wood flooring, cove ceiling and radiator.



### Bedroom Four 10' 10" x 9' 4" (3.307m x 2.835m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in wardrobe with hanging space and shelving, cove ceiling, solid wood flooring and radiator.



### Family Bathroom

Side aspect frosted uPVC double glazed window. Three piece suite comprising panel enclosed bath with electric shower on the left, main gas shower on the right, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls, shaver point, extractor fan, electric wall mounted heater and radiator.





### Second Floor Landing

With doors to bedroom five and into eave storage cupboards. Solid wood flooring.

### Bedroom Five 16' 0" x 14' 11" (4.876m x 4.558m)

Rear aspect Velux window with view over the city. Solid wood flooring. Into eave storage. Radiator. Door through to en-suite shower room.



### En-suite

Side aspect uPVC double glazed frosted window and rear aspect Velux window. Three piece suite with walk in shower cubicle, low level WC, pedestal wash hand basin with mixer tap. Part tiled walls and heated towel rail.

### Rear Garden

Private enclosed rear garden mainly laid to lawn with large paved seating area. Mature trees. Gated access to the garage.



### Garage

With metal up and over door. Light and electric power, water. There are two lights with photocell for the rear garden and garage.

Off road parking for five vehicles.

### Front of the property

Mature front garden with pedestrian access to the front door.



Whilst and dis fittings workin  
Neither and L  
verification  
available  
embarr

Please to rec  
process  
which i  
with th  
or pro  
inform  
estate

Cooks  
a pros  
identifi

### Energy performance certificate (EPC)

|  |                           |                           |
|--|---------------------------|---------------------------|
| 25 Riverside Crescent<br>S14 6TA<br>S14 6TA    | Energy rating<br><b>C</b> | 1081 sqft<br>19 June 2023 |
| Certificate number<br>0010-2574-7080-2887-1721 |                           |                           |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 160 square metres   |

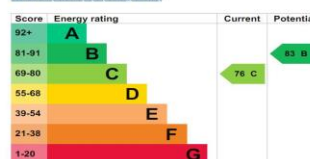
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [more about the rules on letting properties with energy ratings](https://www.gov.uk/guidance/energy-ratings-for-properties) on the [GOV.UK](https://www.gov.uk/guidance/energy-ratings-for-properties) website.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](https://www.gov.uk/guidance/energy-ratings-for-properties)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificates/0010-2574-7080-2887-1721>

duced  
re and  
ted, in

ehold  
obtain  
ack the  
before

wishing  
will be  
any of  
ociated  
railings  
ersonal  
y your

07 and  
ts and