



ROSEBARN AVENUE

EXETER, EX4 6DY



Robert Williams

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“This detached property on the highly sought after Rosebarn Avenue offers huge potential to create a lovely family home”.



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A three-bedroom detached house occupying a generous plot in a highly popular residential area of Exeter. The property, on the market for the first time in sixty years, requires refurbishment throughout and there is great potential for extension (STP), offering an excellent opportunity for buyers looking to create a home to their own specification.

The accommodation is arranged over two floors and is approached via an entrance hall with stairs rising to the first floor. On the ground floor there are two separate reception rooms, comprising a spacious, dual aspect sitting room and dining room. The sitting room enjoys a pleasant outlook across both the front and rear gardens, while the dining room is positioned towards the front of the house. The kitchen also enjoys a rear aspect and benefits from a larger cupboard and side access.

On the first floor are three bedrooms and the family bathroom. The master bedroom is a generous double and the bathroom has been modernised to include corner shower cubicle and fully tiled walls. Outside, the property is set back from the road behind a tidy front garden with driveway access to the garage. To the rear is a standout feature of the property: the large and established garden, extending around 40m from the property. It is well maintained; predominantly laid to lawn with a wide variety of mature shrubs, trees and planting.

3  bedrooms 1  bathrooms
2  receptions 2  car spaces

Local Authority: Exeter City Council

Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





Rosebarn Avenue, Exeter, EX4

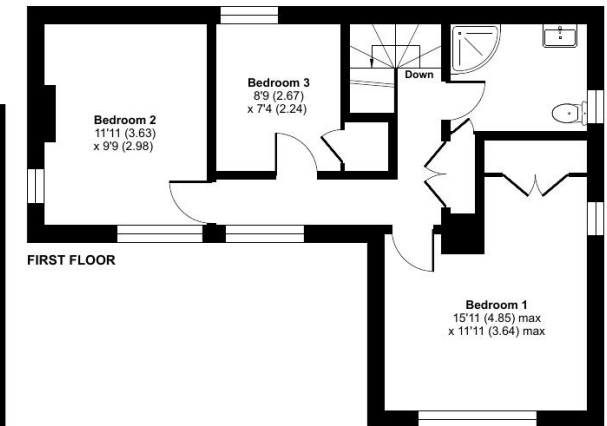
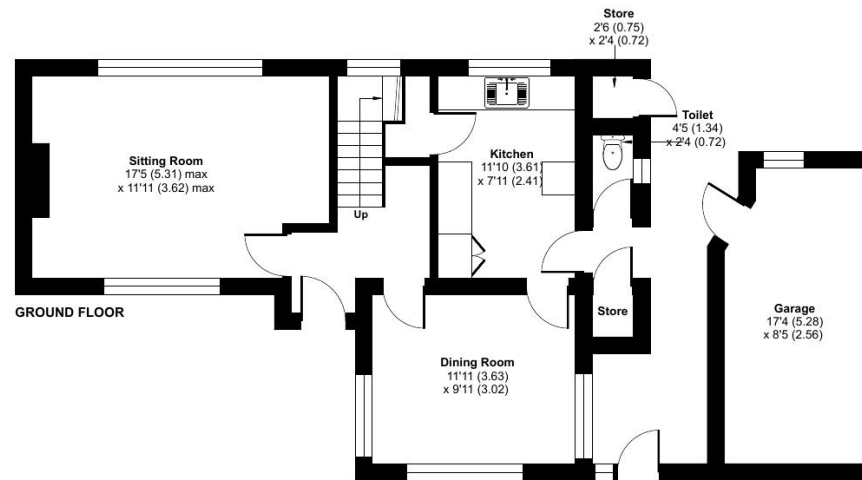
Approximate Area = 1014 sq ft / 94.2 sq m

Garage= 139 sq ft / 12.9 sq m

Outbuildings = 23 sq ft / 2.1 sq m

Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Robert Williams Ltd. REF: 1530316



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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.