



34 Roseland Avenue Heavitree, Exeter, EX1 2TW

An exciting opportunity to acquire this traditional 3 bedroom 1930's semi-detached house in a highly sought after cul-de-sac close to Heavitree Pleasure Park and a wide range of local shops & amenities. This well modernised property comes with an open-plan kitchen/diner, utility room, downstairs cloakroom/wc, off road parking and a 70ft garden with sunny westerly aspect.

Situated in the heart of Heavitree this lovely family sized property comes with the convenience of a private off road parking space for an estate sized car at the front of the house, and a shared driveway leads to gated private hardstanding encompassed within the rear garden and where a garage once stood.

The ground floor accommodation consists of a reception hall, lounge, spacious open-plan kitchen/diner, small utility room and a downstairs cloakroom WC. On the first floor there are two double bedrooms, one single bedroom and a family bathroom.

Roseland Avenue is for all intents and purposes is a cul-de-sac meaning traffic flows are very low and the street is much quieter than neighbouring streets. The property is only a stone's throw away from Heavitree Pleasure Park, arguably the best park in Exeter with newly built café/community hub, and just a few minutes easy level walking distance from Heavitree's comprehensive range of retail and other local services in Fore Street, St Michaels Primary Academy School, Heavitree Health Centre and hospitals. Ladysmith Junior School is also within comfortable level walking distance and Roseland Avenue enjoys easy access to Exeter Business Park at Sowton, the M5 Motorway, A.30 and A38 Exeter/Plymouth Expressway.

Guide Price £415,000

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- Reception Hall
- Utility Room & Cloakroom/WC
- Gas Central Heating & uPVC Double Glazing
- Extra Gated Hardstanding (alongside rear garden)
- Lounge
- 3 Bedrooms
- 70ft Rear Garden with Sunny Westerly Aspect
- Kitchen/Diner
- Family Bathroom
- Sizeable Off Road Parking Space (front of house)

Reception Hall	Bedroom 2
14'7" x 5'8" (4.47m x 1.73m)	11'3" x 11'5" (3.43m x 3.48m)
Lounge	Bedroom 3
13'6" x 12'5" (4.14m x 3.81m)	7'1" x 7'1" (2.18m x 2.16m)
Kitchen/Diner	Bathroom
Kitchen Area	6'9" x 6'2" (2.08m x 1.88m)
18'8" x 11'3" (5.69m x 3.43m)	Garden
Dining Area	68'0" x 24'0" (20.73m x 7.32m)
Utility Room	
6'9" x 5'2" (2.08m x 1.60m)	
Cloakroom/WC	
Landing	
Bedroom 1	
14'2" x 11'3" (4.34m x 3.45m)	

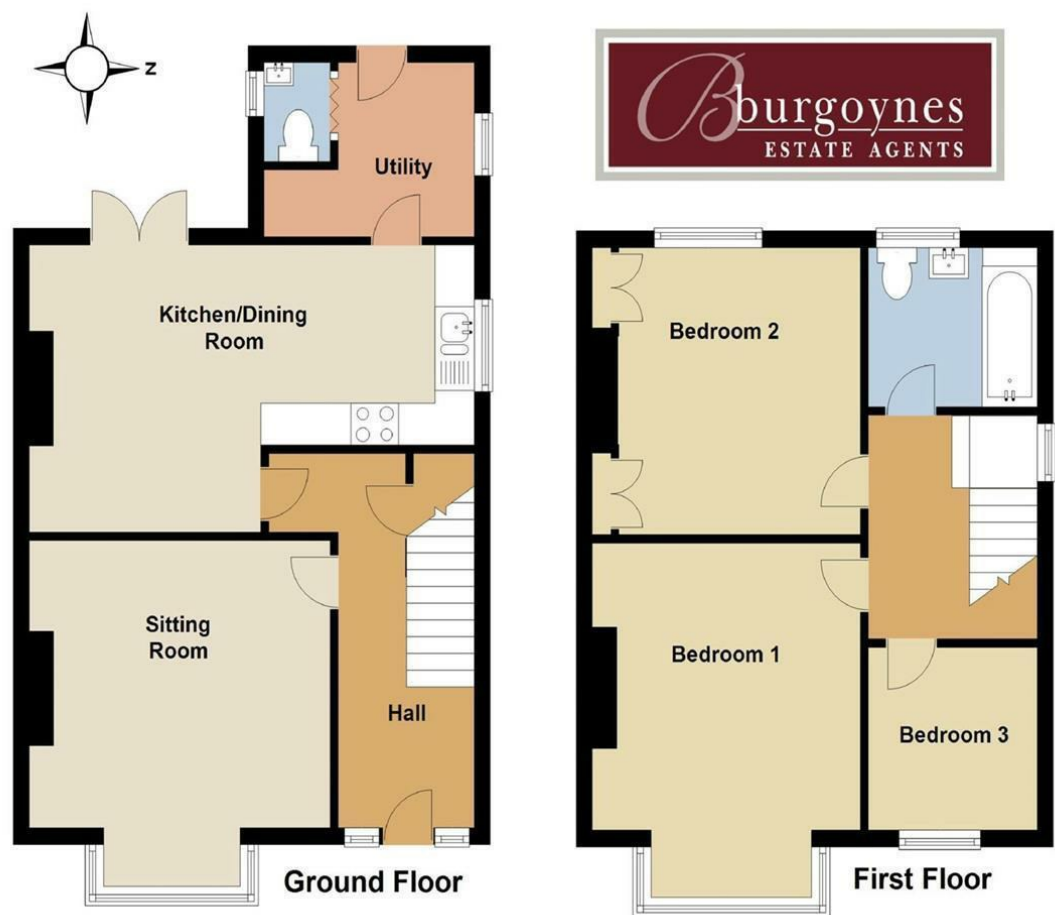


Directions





Floor Plan



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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