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17 Roseland Crescent, Exeter, Devon, EX1 2T7



SOUTHGATE
ESTATES

£425,000

Guide Price





17 Roseland Crescent, Exeter, Devon, EX1 2TJ

A well-presented three bedroom home situated in the highly desirable area of Heavitree, Exeter. Enjoying stunning views across the neighbouring park to the rear, the property offers spacious and versatile accommodation arranged over four floors, including a self-contained lower ground floor apartment providing excellent potential for multi-generational living, guest accommodation or a holiday let. Further benefits include an attractive enclosed rear garden with direct access to the park.

The property occupies a convenient position within the heart of Heavitree, offering an excellent range of nearby amenities including independent shops, cafés, supermarkets and GP surgeries. The RD&E Hospital is within easy reach, whilst Exeter city centre is readily accessible, providing a wider selection of shopping, dining and leisure facilities. The area is also well served by regular bus services and well-regarded schools.

Lower Ground Floor The lower ground floor has been thoughtfully arranged to create a self-contained one bedroom apartment which is currently used as a holiday let, offering considerable versatility for a variety of uses. The accommodation comprises a living room with French doors opening directly onto the rear garden, a separate kitchen, a double bedroom benefitting from a large built-in storage cupboard, and a shower room. This excellent additional accommodation could be ideal for relatives, guests or those seeking an income opportunity.

Ground Floor The front door opens into an entrance hallway, providing access to the principal accommodation and stairs leading down to the lower ground floor apartment. The family room is a welcoming reception space featuring a bay window to the front aspect and stairs rising to the first floor with useful storage beneath. An archway opens into the living room, creating a sociable, semi-open plan arrangement. The living room is a particularly attractive reception room centred around a log-burning stove with fitted storage to the alcoves. French doors open onto a Juliet balcony, taking full advantage of the delightful views across the neighbouring park and allowing an abundance of natural light into the room.





An archway leads into the kitchen, which has been fitted with a range of matching wall and base units complemented by fitted worktops, a splashback and a stainless steel sink and drainer with a mixer tap over. Integrated appliances include a double eye-level oven with a fitted microwave above and a separate electric hob with extractor hood over, whilst there is space for a fridge, dishwasher and washing machine. A breakfast bar provides an ideal space for informal dining, whilst windows to the rear and side aspects, together with skylights above, create a wonderfully bright environment. The Glow Worm boiler is also located within the kitchen.

First Floor To the first floor are two bedrooms and the main shower room. Bedroom two is a generous double room featuring a bay window to the front aspect. Bedroom three enjoys an attractive outlook across the park to the rear and offers flexible accommodation as a bedroom, nursery or home office. The contemporary shower room comprises a shower cubicle, a wall-mounted wash basin with a mixer tap over and vanity unit below, a close-coupled WC and a frosted window to the rear aspect.

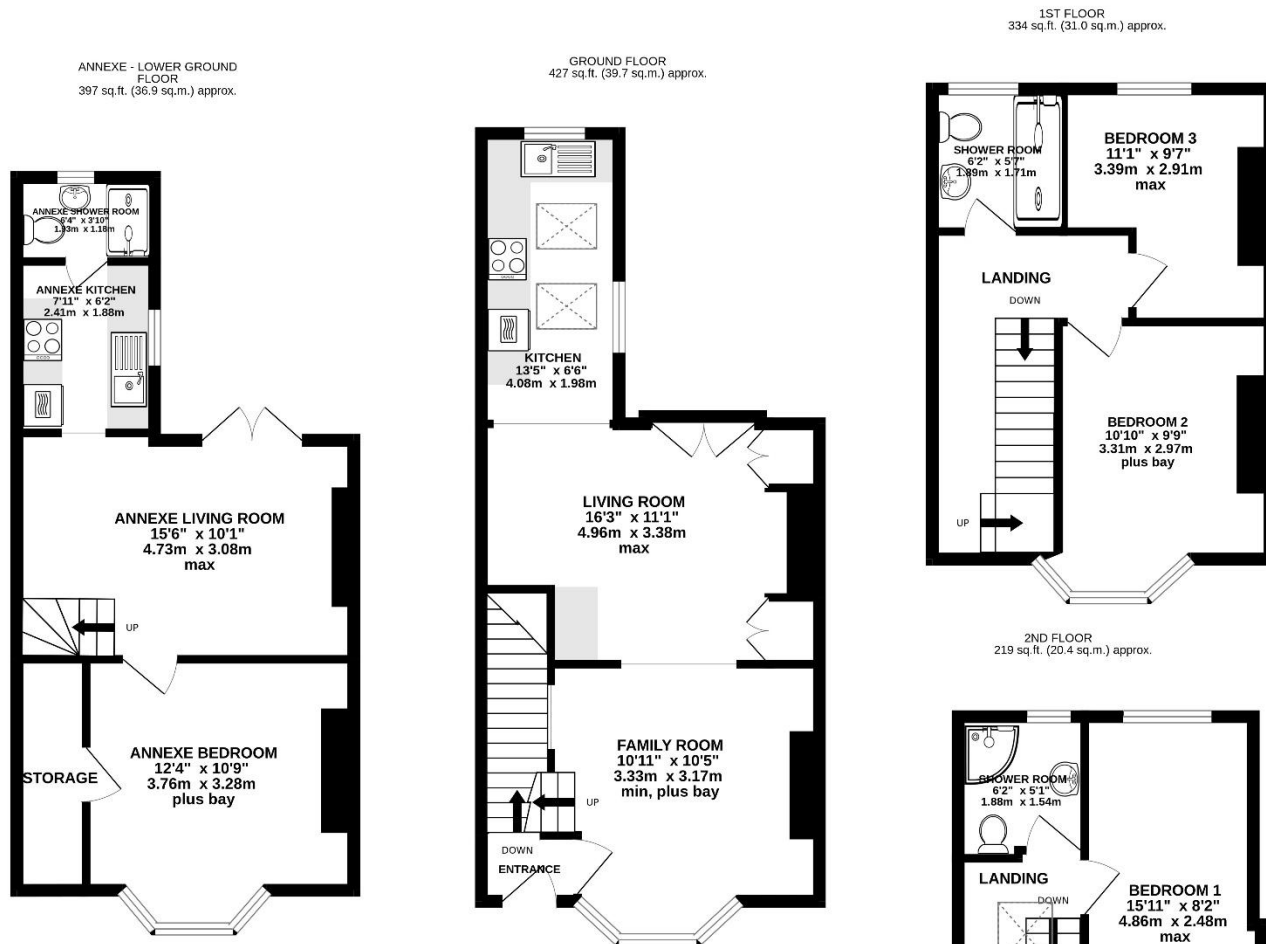
Second Floor Occupying the top floor is the impressive principal bedroom, a spacious double room benefitting from a window to the rear aspect with superb views across the park. Also situated on this floor is a second shower room, fitted with a shower cubicle, a wall-mounted wash basin with a mixer tap over and vanity unit below, a close-coupled WC and a window to the rear aspect, again enjoying the attractive outlook.

Outside The enclosed rear garden provides a wonderful extension of the living accommodation. A patio adjoins the property, leading onto an area of decking which offers an ideal space for outdoor seating and entertaining. The garden also benefits from a useful shed and a rear gate providing direct access into the neighbouring park.

Property Information Tenure: Freehold. Council Tax Band: B.

- *Terraced House*
- *Overlooking Park*
- *Enclosed Garden*
- *Popular Location*
- *Well-Presented*
- *Holiday Let/Annexe Potential*





TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

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