

Roseland Drive, Exeter, EX1 2TS

A beautifully presented two bedroom mid terrace property, situated in the popular location of Heavitree. Close to the RD&E Hospital and St Lukes Campus.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Roseland Drive is situated in a quiet location close to the Heavitree shops and facilities including Ladysmith Junior School, Heavitree Pleasure Grounds the Royal Devon & Exeter Hospital (Wonford & Heavitree) and St Luke's Campus.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

The Property:

Entrance Door leading into hallway.

Kitchen - A newly fitted kitchen with a range of floor and base units with worktop. Integral double oven with four ring gas hob and extractor above. Integrated fridge freezer, dishwasher and washing machine. Sink with drainer and mixer tap over, Vaillant boiler, double glazed window to front aspect and radiator.

Sitting/Dining Room - A large sitting/dining room, space for dining table and chairs, large double glazed patio doors to rear garden, two radiators.

First Floor:

Bedroom 1 - Double bedroom, double glazed window to front aspect, built in cupboard, carpet flooring and radiator.

Bedroom 2 - Double bedroom, double glazed window to rear aspect, carpet flooring and radiator.

Bathroom - Lovely newly fitted shower room with low level WC, wash hand basin with vanity unit below, walk in shower with glass screen, fully tiled, heated towel rail.

Outside:

To the rear of the property is a large paved rear garden, shed. Gate giving access to one private parking space to the side.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance....

- Two Bedroom Terrace Home
- Beautifully Presented
- Upgraded Kitchen with Integral Appliances
- Newly Fitted Shower Room
- One Off Road Private Parking Space
- Sought After Location
- Good-Size Rear Patio Garden
- Close to the RD&E Hospital & St Lukes Campus
- Ideal First Time Buy & Investment

PROPERTY INFORMATION:

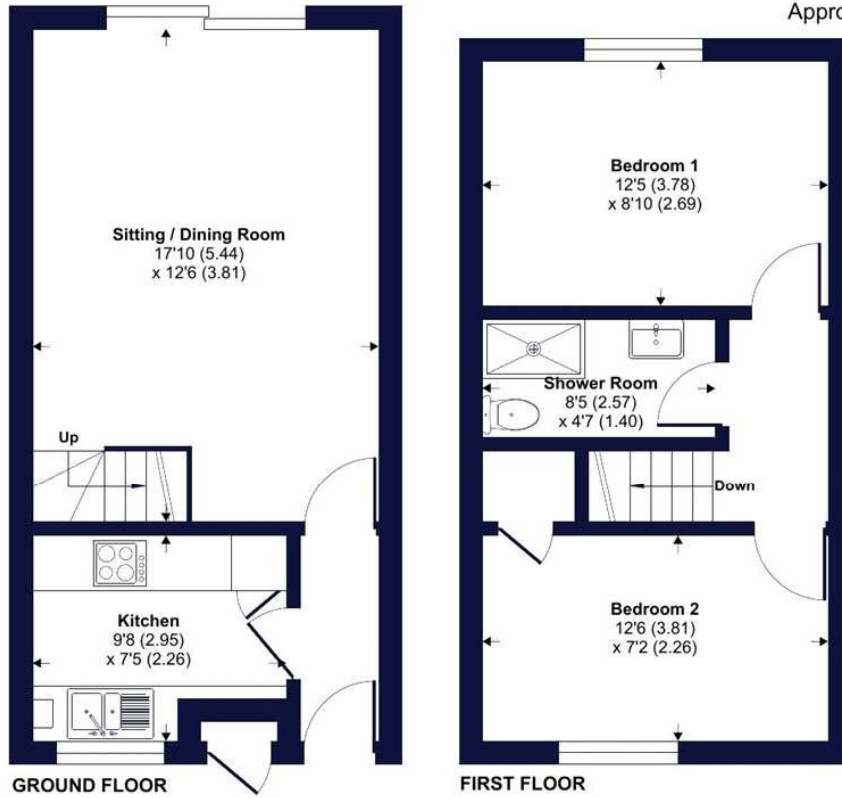
- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage



Roseland Drive, Exeter, EX1

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 974413.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk