



13 Roseland Crescent

Heavitree, Exeter, EX1 2TJ

Situated in the highly sought-after Roseland Crescent, this mid-terraced house comes with well proportioned accommodation arranged over three storeys and presents a rare opportunity for those looking to invest in a property with immense potential. Having been cherished by the same family for over 60 years, this three-bedroom home is now ready for a new chapter. While the property is currently in a dated condition, it offers a blank canvas for builders and developers eager to undertake a renovation project, with the possibility of extending, subject to obtaining the necessary planning permissions.

One of the standout features of this home is its enviable location, just a mere 50 yards from the picturesque Heavitree Park. The rear garden, which includes a gate providing direct access to the park, is particularly appealing for dog owners, young families, and those who relish outdoor dining and entertaining. The serene backdrop of trees in the park creates a delightful atmosphere, perfect for enjoying the outdoors.

Heavitree Park is renowned as one of Exeter's most popular parks, offering a variety of recreational activities and leisure facilities, including a vibrant café and community hub. The property is conveniently located within walking distance of St Michaels Primary Academy, Ladysmith Junior School, Heavitree Health Centre, and a range of local amenities, including shops and cafés. The area is well-served by public transport, with regular bus services to the city centre, and excellent transport links to the M5 Motorway, Exeter Business Park, and Exeter International Airport.

This property not only offers a fantastic opportunity for renovation but also the chance to become part of a vibrant community in one of Exeter's most desirable areas. Whether you are looking to create your dream home or invest in a property with great potential, this house is not to be missed.

Guide Price £300,000

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- BACKING ON TO HEAVITREE PARK!
- Entrance Vestibule & Hall
- Lobby & Bathroom
- Residents' 'On Street' Permit Parking
- EXCITING RENOVATION OPPORTUNITY
- Lounge, Kitchen/Dining Room
- Electric Heating & Double Glazing
- NO ONWARD CHAIN
- 3 Double Bedrooms
- Rear Garden (with gate to park)

Entrance Vestibule & Hall

Lounge

12'7" x 12'4" (3.84m x 3.76m)

Bedroom 3

11'1" x 10'4" (3.38m x 3.15m)

Kitchen/Dining Room

12'1" x 10'5" (3.69m x 3.20m)

Rear Lobby

Bathroom

8'2" x 6'8" (2.49m x 2.04m)

Rear Lobby

Lean To

8'4" x 7'9" (2.56m x 2.38m)

Landing

Bedroom 1

15'10" x 12'8" (4.85m x 3.87m)

Bedroom 2

11'1" x 10'4" (3.38m x 3.15m)

Rear Garden

Parking

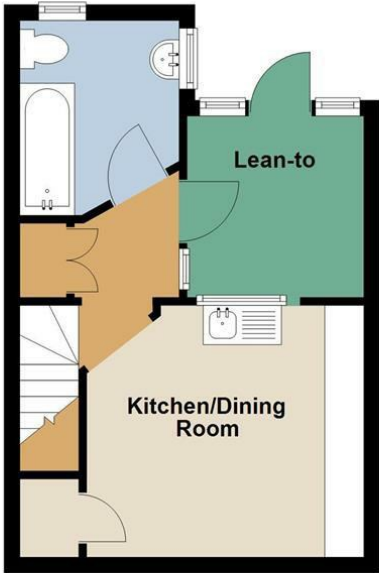


Directions

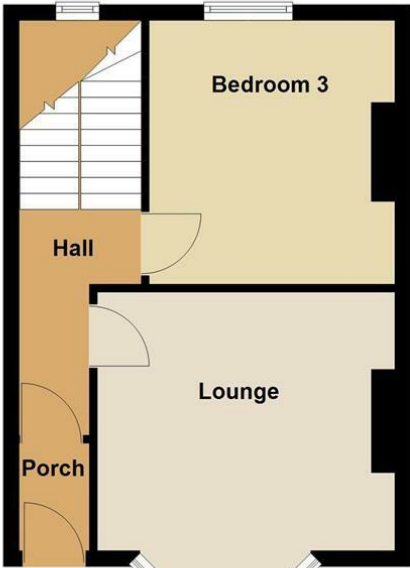




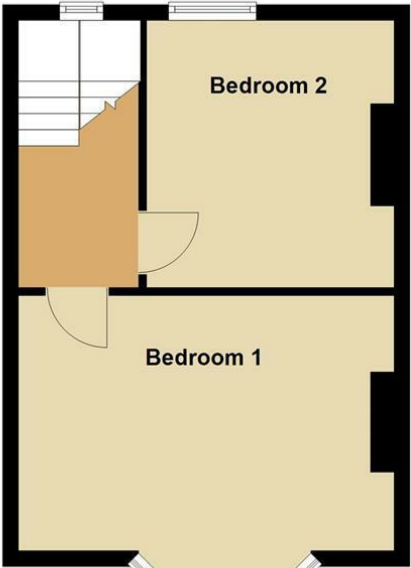
Floor Plan



Ground Floor



First Floor



Second Floor

Total area: approx. 92.5 sq. metres (996.1 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		