



## 56 Roseland Avenue Heavitree, Exeter, EX1 2TW

An exciting opportunity to acquire this very charming 3 bedroom semi-detached Victorian house situated on the level in a sought after residential area very close to Heavitree Park, bus service and local shops & amenities.

This well modernised home quietly nestles in a convenient 'no through road' location well recognised for having a very friendly neighbourhood community. Heavitree is a highly sought after residential area with a comprehensive shopping centre & bustling community.

Perfect for first time buyers or discerning landlords looking to acquire a well appointed property conveniently situated in the heart of Heavitree within just a few hundred yards from Heavitree Park with cafe/community hub venue, St Michaels Primary Academy School and Heavitree Health Centre. Ladysmith Junior & Infant School and Heavitree's comprehensive range of retail and other local services are within easy level walking distance.

Strong interest anticipated and early viewings recommended.

**Guide Price £325,000**

# 56 Roseland Avenue

Heavitree, Exeter, EX1 2TW



- A True Gem in the Heart of Heavitree
- Lounge
- 3 Bedrooms, Bathroom (first floor)
- Residents' On Street Permit Parking
- Easy Level stroll to Park & Shops
- Dining Room
- Gas Central Heating & uPVC Double Glazing
- Entrance Lobby
- Fitted Kitchen
- Sunny and Enclosed Courtyard Garden

## Entrance Lobby

## Side Courtyard Garden

## Dining Room

11'7" x 10'3" (3.55m x 3.14m)

## Kitchen

10'8" x 7'2" (3.26m x 2.20m)

## Lounge

17'5" x 14'11" (5.32m x 4.56m)

## Bedroom 1

15'6" x 10'2" (4.73m x 3.11m)

## Bedroom 2

11'8" x 10'4" (3.58m x 3.15m)

## Bedroom 3

7'3" x 6'6" (2.23m x 2.00m)

## Bathroom

8'3" x 6'5" (2.54m x 1.96m)



[Directions](#)





# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 80.7 sq. metres (868.8 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.

**56 Roseland Avenue, Exeter**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>84</b>	<b>65</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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