



## 49 Roseland Avenue Heavitree, Exeter, EX1 2TN

An exciting opportunity to acquire this traditional 3 bedroom semi-detached house situated in a sought after residential area backing on to Heavitree Park. The property is currently offered in dated condition and will appeal in particular to those seeking a project property and the chance to create a truly outstanding long-term home in a location where demand consistently outstrips supply.

While the property would now benefit from modernisation, it represents the perfect canvas for a sophisticated renovation project blending traditional 1930's character with contemporary luxury living. Moreover, the large plot features established gardens that present an exciting opportunity for imaginative landscaping; perfect to those with the vision to create a flourishing outdoor space for all the family to enjoy. Unlike many, this property stands in an unusually wide plot with plenty of land to the side offering interesting potential for a sizeable single or two storey side extension subject to planning permission.

The property quietly nestles in a convenient 'no through road' location well recognised for having a very friendly neighbourhood community and is within just a few hundred yards from a bus stop and Heavitree Park with thriving cafe/community hub venue. St Michaels Primary Academy School, Heavitree Health Centre, Ladysmith Junior & Infant School and Heavitree's bustling shopping centre are all within comfortable walking distance. The property also enjoys easy access to the M5 Motorway, the R D & E Hospital, Exeter Business Park in Sowton, Exeter International airport. Exeter also offers excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

Strong interest anticipated and early viewings recommended.

**Guide Price £350,000**

# 49 Roseland Avenue

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- BACKS ONTO HEAVITREE PLEASURE PARK
- NO ONWARD CHAIN, DATED CONDITION
- EXCITING RENOVATION/EXTENSION PROJECT
- Reception Hall, Lounge,
- Dining Room, Extended Kitchen
- 3 Bedrooms, Bathroom
- Gas Central Heating
- Wide Plot, Large Garden
- Garage, Off Road Parking
- Residents' On Street Permit Parking

## Reception Hall

13'0" x 5'8" (3.98m x 1.75m)

## Bathroom

7'1" x 5'8" (2.17m x 1.75m)

## Lounge

13'5" x 11'1" (4.10m x 3.39m)

## Garage

## Garden

## Dining Room

12'5" x 11'2" (3.80m x 3.41m)

## Kitchen

11'4" x 6'8" (3.46m x 2.05m)

## Landing

## Bedroom 1

14'1" x 12'2" (4.31m x 3.71m)

## Bedroom 2

12'2" x 11'1" (3.72m x 3.40m)

## Bedroom 3

7'7" x 7'1" (2.33m x 2.16m)



[Directions](#)



# Floor Plan



Total area: approx. 86.5 sq. metres (930.7 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.  
**49 Roseland Avenue, Exeter**

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