



7 Rosebery Road, Exeter, EX4 6LT

Offers Over £290,000

HELMORES
SINCE 1699

7 Rosebery Road

Exeter

- Substantial Victorian Terraced House
- Handy central position within Exeter
- Three double bedrooms
- Two reception rooms, kitchen and lean-to
- Upstairs bath and shower room + GF WC
- Mains gas central heating and double glazing
- South-facing and level rear garden
- Being sold with no onward chain

Welcome to Rosebery Road, Mount Pleasant, Exeter, where charm meets convenience in this substantial bay fronted Victorian Terraced House. It provides superb access to the city and Exeter RD&E, yet is tucked just far enough away from any main roads.



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Step inside to discover a spacious interior, with the high ceilings and useable rooms, synonymous with houses of this period. Offering three double bedrooms spread over the 1st and 2nd floors, providing ample space for the whole family and being served by a large bath and shower room on the first floor. The two reception rooms create versatile living areas, the lounge with the bay window and feature fireplace and a spacious dining room, perfect for relaxation and entertaining guests. The kitchen is found to the rear, accompanied by a convenient lean-to and WC, ensures functionality and practicality, with scope to extend into this space if desired.

The property benefits from modern amenities, including mains gas central heating and double glazing, ensuring year-round comfort.

As we head outside, we find a south facing, enclosed and level rear garden measuring 6m x 4.73m. Imagine basking in the sun, gardening or hosting BBQs, it can be as low maintenance as the next owner decides. There is residents parking on this and neighbouring roads, plus handy off-peak/time limited parking spaces just 30 yards down from the house.



Situated in a prime central location, this home offers easy access to all that Exeter has to offer. Whether it's shopping, dining, or exploring the city's vibrant cultural scene, you'll find it all within reach.

With the added bonus of being sold with no onward chain, don't miss out on this fantastic opportunity to own a piece of Exeter's Victorian heritage.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,835pa)

Utilities: Mains gas, electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

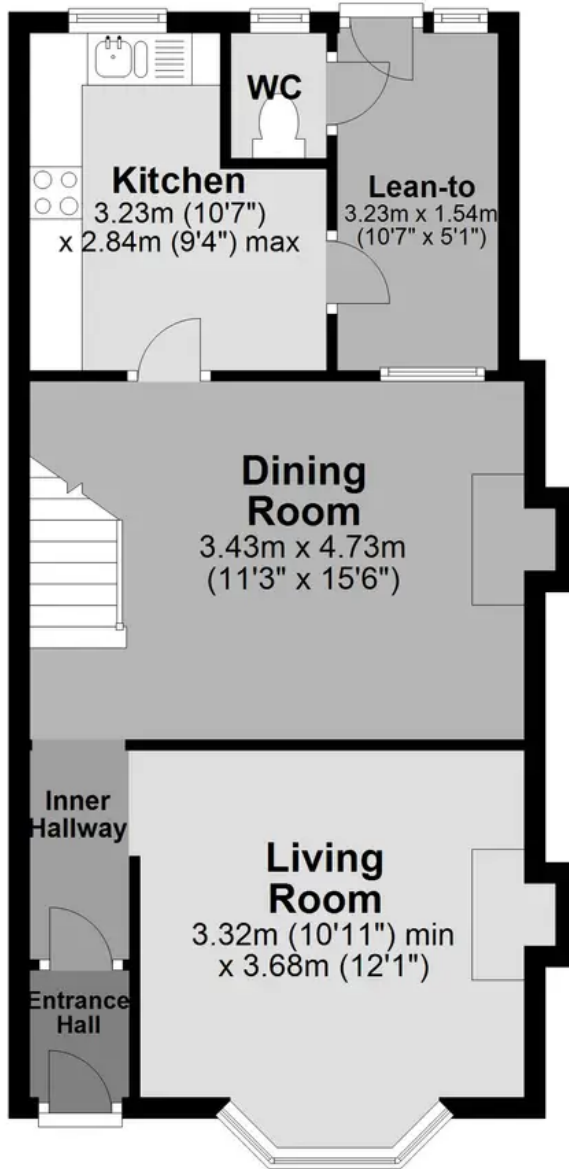
DIRECTIONS: For sat-nav use EX4 6LT

What3Words: ///front.edges.lovng



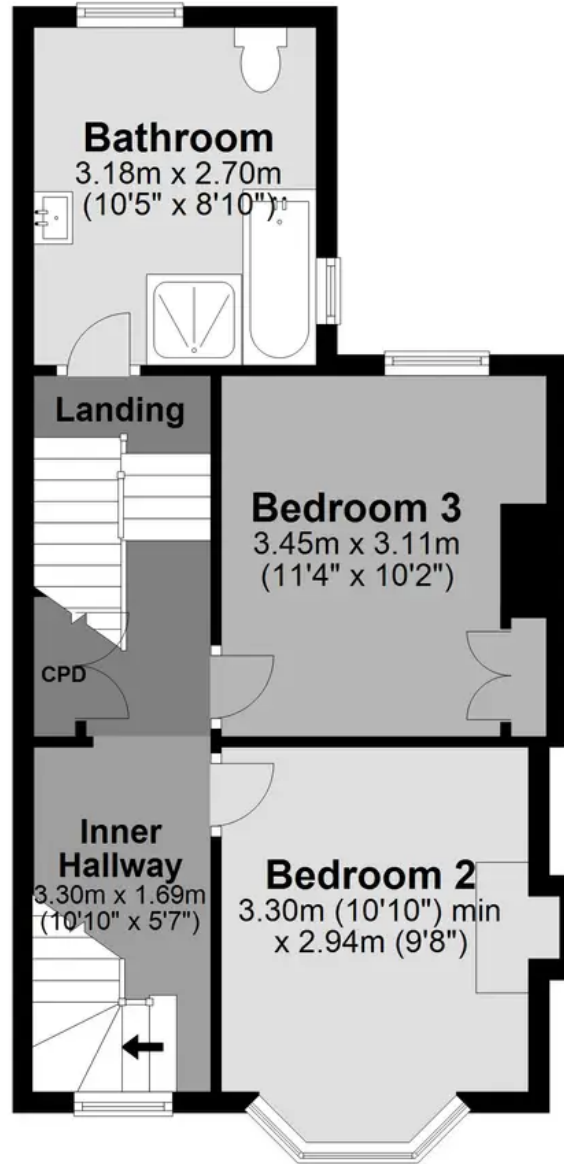
Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



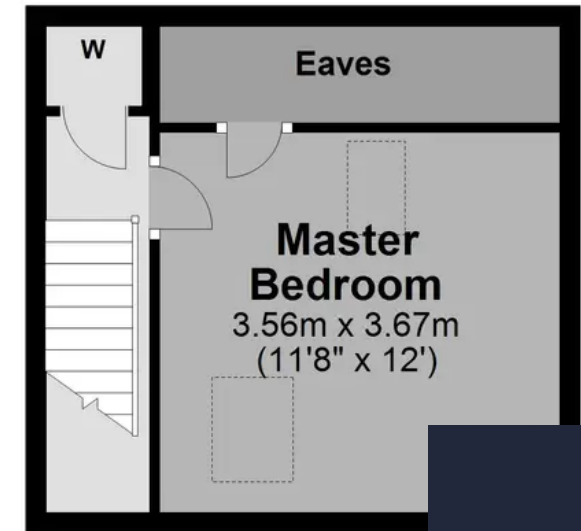
First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Second Floor

Approx. 18.0 sq. metres (194.1 sq. feet)



Total area: approx. 109.3 sq. metres (1177.0 sq. feet)

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