

ROSELAND DRIVE, EXETER, EX1 2TS

GUIDE PRICE - £190,000





- Two Double Bedrooms
- Beautifully Presented Throughout
- Dual Aspect Windows
- Great Location To Hospital
- Updated Bathroom
- Beautiful Oak Internal Doors
- Quiet Cul-De-Sac Location
- Low Lease Charges

A beautifully presented two bedroom mid terrace property, situated in the popular location of Heavitree. This property benefits from a large lounge/dining room, modern kitchen, recently updated bathroom oak timber doors throughout and private parking space.

This property is situated within walking distance to the RD&E hospital, Heavitree pleasure ground, schools and local amenities.





COMMUNAL ENTRANCE HALL Stairs leading to first floor landing. Private front door to apartment.

LOUNGE/DINER Large room with dual aspect windows looking to rear and side of property. Space for dining table and for sitting area. Carpet flooring & radiator. Entrance to kitchen.

KITCHEN A modern fitted kitchen with a range of modern floor and wall mounted units with worktop. Inset one and a half bowl sink with drainer and mixer tap. Space for fridge/freezer and washing machine. Integrated Bosch oven, four ring hob with extractor and light over. Double glazed window to side aspect. Boiler location.

BEDROOM ONE A good sized double bedroom with a double glazed window to the rear aspect. Carpet flooring and radiator.

BEDROOM TWO A further double bedroom with a double glazed window to the rear aspect. Carpet flooring & radiator.

BATHROOM A well appointed & recently updated bathroom fitted with a three piece suite. Shower enclosure which has been fully tiled. Pedestal wash hand basin. Close coupled WC. Heated towel rail. Opaque window. Ceramic floor tiles. Wall mounted medicine cabinet.

PARKING The apartment comes with an allocated parking space in nearby private car park.

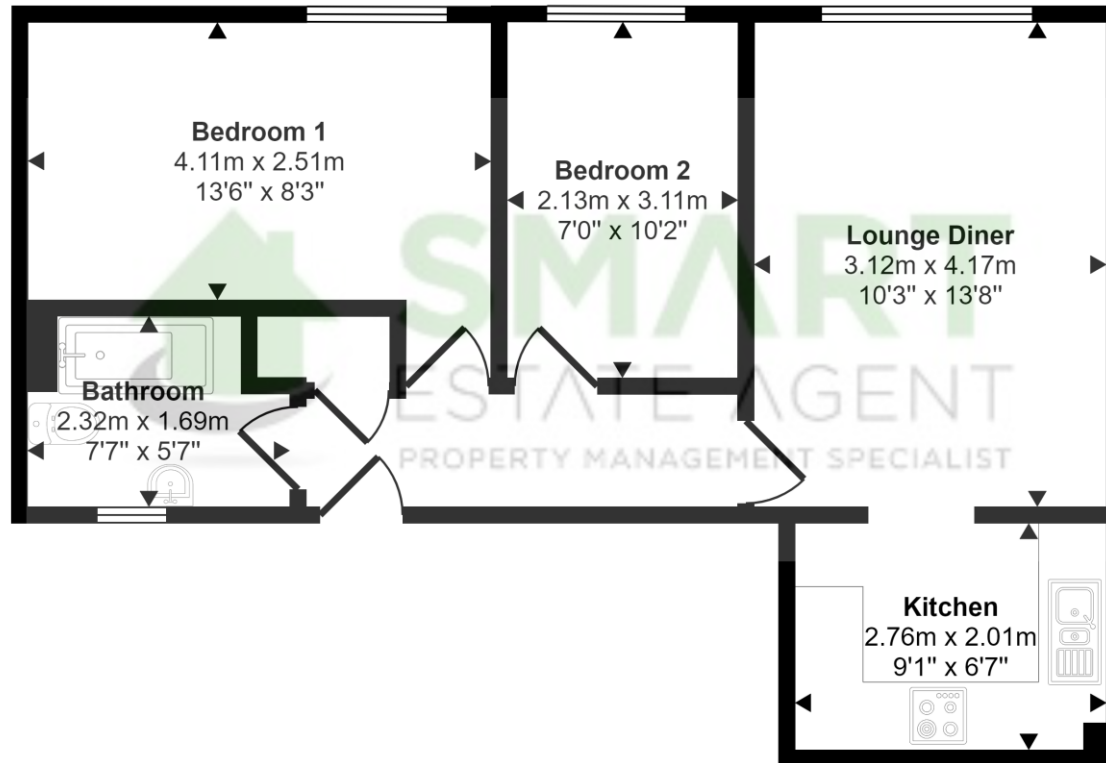
LEASE DETAILS Length of Lease: 999 years from 2022

Service Charge: £50 per month

FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
47 sq m / 507 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.