



63 Rosebank Crescent



**STAGS**

# 63 Rosebank Crescent

Exeter, Devon, EX4 6EH

Exeter Cathedral (1.3 Miles), Exeter University (0.7 Miles)

A detached three-bedroom home situated in one of Exeter's most sought-after residential areas, offered for sale with no onward chain.

- New roof and boiler
- Single garage
- No onward chain
- Three bedrooms
- Freehold
- Detached home
- Front garden and driveway
- Sought-after Exeter location
- EPC: C
- Council Tax band: E

Guide Price £500,000

## SITUATION

Rosebank Crescent is a highly regarded residential address situated on the northern slopes of Exeter, enjoying easy access to the city centre and Exeter University. The area is well served by local amenities including shops, schools and parks, as well as being conveniently positioned for access to the city's road network and Exeter St Davids railway station. The city centre offers a wide range of cultural, recreational and shopping facilities, while the nearby countryside and River Exe valley provide excellent opportunities for walking and outdoor pursuits.

## DESCRIPTION

Occupying an enviable position within Rosebank Crescent, this attractive detached home combines traditional character with the opportunity for modernisation. The property will benefit from a newly installed roof and a recently fitted boiler, providing peace of mind for prospective purchasers.

Set in one of Exeter's most desirable residential locations, the house enjoys easy access to the city centre, Exeter University, and a range of local amenities. The well-maintained gardens, generous driveway and single garage further enhance this appealing home, which is offered for sale with no onward chain.



## ACCOMMODATION

A porch opens into a welcoming entrance hallway with stairs rising to the first floor, a useful understairs cupboard, and a ground floor cloakroom. To the right is the spacious sitting room, filled with natural light from a large double-glazed bay window to the front and an additional side window. Original wooden flooring and a feature fireplace enhance the room's character. Glazed sliding doors connect the sitting room to the dining room, where the wood flooring continues. French doors open from the dining room into the conservatory, which enjoys a lovely outlook over the rear garden and provides a delightful additional seating area with direct access outside. At the end of the hallway, the kitchen/breakfast room is fitted with a range of units and offers space for a small table. A side door provides access to the driveway. Upstairs are three bedrooms, two of which are comfortable doubles, and bedroom one provides attractive views across Exeter. This floor is completed by a family bathroom which is fitted with a modern walk-in shower.

It should be noted that the property would benefit from some internal modernisation, allowing purchasers the opportunity to update the accommodation to their own taste and requirements.

## OUTSIDE

The property is set back from the road behind an attractive front garden. A long driveway to the side provides ample parking and leads to a single garage with an up-and-over door. The rear garden is a particularly appealing feature, being mainly laid to lawn with mature shrubs and flower beds. At the far end is a timber summer house, providing an ideal retreat or potential workspace.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Vaillant Glow Worm boiler providing central heating and hot water

Tenure: Freehold

EPC: C(70)

Council tax band: E

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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