

8 Roseland Drive
Heavitree
Exeter
EX1 2TS

A spacious purpose built First Floor Apartment in a quiet and secluded location yet handy for Heavitree and all amenities

£172,000 Leasehold DFX07634



Accommodation

* Security Entrance * Entrance Lobby * Hallway * Two Double Bedrooms
* Shower Room/Wc * Lounge/Diner * Fitted Kitchen * Private Allocated
Off Street Parking *

This well proportioned First Floor Apartment is quietly tucked away within this little known cul de sac yet is just a short walk from the centre of Heavitree with its wide range of shops and amenities including the popular Park and regular bus service. The apartment is in a block of just three flats and enjoys a pleasant open and sunny aspect whilst benefiting from Gas Central Heating and Double Glazing. It has been further updated with an integrated kitchen including a built in hob, oven, washing machine, tumble drier and fridge/freezer along with a refitted shower room with double shower cubicle. Outside there is a private allocated off road car parking space.

GROUND FLOOR: Security communal entrance used by just two apartments with stairway to:

FIRST FLOOR LANDING: private entrance door to:

RECEPTION LOBBY: with window and inner door to:

HALLWAY: radiator, security doorphone, telephone point, cloaks cupboard

BEDROOM ONE: 14' 0" x 8' 6" plus deep door recess (4.26m x 2.59m) double radiator, range of built in wardrobes, open aspect to the rear

BEDROOM TWO: 10' 9" x 7' 4" (3.27m x 2.23m) radiator, open aspect to the rear

SHOWER ROOM/WC: part tiled with a modern white double shower cubicle with glazed screen and Mira mains pressure shower, pedestal washbasin and close coupled wc, chrome towel radiator, mirrored medicine cabinet, tiled floor, window to the side

LOUNGE/DINER: 14' 6" x 10' 9" (4.42m x 3.27m) two radiators, tv point, telephone socket, twin aspect to the side and rear, archway leading to the:

KITCHEN: 9' 5" x 7' 0" (2.87m x 2.13m) refitted with one and a half bowl stainless steel sink unit having mixer tap and set in roll edged worktops with base units and incorporating four ring gas hob and oven along with the other appliances including fridge/freezer, washing machine and tumble drier, tiled splashbacks, matching wall cupboards incorporating cooker hood, wall mounted Ideal gas combi boiler supplying the hot water and central heating, window to the side

OUTSIDE: Bin Store. There is an allocated and private off road Car Parking Space

ENERGY EFFICIENCY: Band C (Rating 77)

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