



Roseville Barrack Road, St Leonards, Exeter, EX2 6AB  
£1,200 PCM

A well presented 1930's semi detached family home situated in this popular location. Accommodation comprises bay fronted sitting room, separate dining room, kitchen, utility room, downstairs cloakroom, four bedrooms and large family bathroom. To the front there is a brick paved parking area and single garage. To the rear is an attractive level mature garden. An internal viewing is strongly recommended to fully appreciate the accommodation on offer.



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Roseville is located within easy walking distance of Exeter's Historic Quayside with its wide array of interesting shops and cafes, and the delightful Riverside walks and cycle paths. The location also provides easy access to Exeter's City Centre, Magdalen Road shopping 'village' and is within walking distance of the R D & E Hospital. The property itself offers spacious accommodation comprising entrance hall leading to a bay fronted sitting room, separate dining room, Kitchen, utility and cloakroom on the ground floor with three bedrooms and a large family bathroom on the first floor with a fourth bedroom on the second floor. To the front there is a brick paved parking area and single garage, whilst to the rear is a level mature garden. This property is would make an excellent family home. An internal viewing is strongly recommended to fully appreciate the accommodation on offer.

UPVC double glazed door to

**Glazed entrance porch:**

Two UPVC double glazed windows. Solid wood front door to

**Entrance hall:**

UPVC double glazed window with aspect to the front. Telephone point. Radiator. Picture rail. Under stairs storage cupboard housing gas and electric meters. Walk in storage cupboard housing wall mounted gas fired boiler and washing machine. Window to the side.

**Sitting room:**

**14'6 into the bay x 12'6 to chimney with recess to (4.42m into the bay x 3.81m to chimney with recess )**

Square bay with UPVC double glazed window with aspect to the front. Picture rail. Wood fire surround with tiled inset and hearth cast iron wood burner. Television point. Radiator.

**Dining room:**

**12' x 10'7 to the chimney breast (3.66m x 3.23m to the chimney breast)**

UPVC double glazed French doors to the rear garden. Wood fire surround with tiled inset and hearth. Fitted coal effect gas fire. Fitted shelving to either side of the chimney breast. Radiator.

**Kitchen:**

**8'10 x 8'2 (2.69m x 2.49m)**

Half glazed oak door. Fitted with a range of modern matching wall mounted and base units in a light wood finish with brushed stainless steel door furniture. Wine rack. Under unit lighting. Grey marble effect roll edge worktops with tiled surrounds. One and half bowl single drainer stainless steel sink unit with mixer tap over. Four burner stainless steel hob with hood over and oven under. Dishwasher. Coved Ceiling. UPVC double glazed window with aspect to the side. Tile effect flooring.

**Utility room:**

**9'4 x 8'2 (2.84m x 2.49m)**

Two UPVC double glazed windows with aspect to the side and rear. UPVC double glazed door to the rear garden. Radiator. Base unit with roll edge work top over. Hatch to loft space.

**Cloakroom/WC:**

Fitted with a modern matching white suite comprising low level close coupled wc and wash basin. Wall tiling to dado height. obscure UPVC double glazed window.



**First floor landing:**

UPVC double glazed window with aspect to the side. Coved ceiling.  
Radiator. Stairs rising to the second floor.

**Bedroom one:**

**15'1 into the bay x 10'6 to chimney breast (4.60m into the bay x 3.20m to chimney breast)**

Square bay with UPVC double glazed window with aspect to the front.  
Picture rail. Radiator. Fitted bedroom furniture.

**Bedroom two:**

**12' x 11'3 to the chimney breast (3.66m x 3.43m to the chimney breast)**

UPVC double glazed window overlooking the rear garden. Picture rail.  
Radiator. Bedroom furniture.

**Bedroom three:**

**9'1 x 7'2 (2.77m x 2.18m)**

UPVC double glazed window with aspect to the front. Coved ceiling.  
Radiator.

**Bathroom:**

Refitted with a modern matching four piece white suite comprising  
pedestal wash basin with tiled splash, low level close coupled wc, corner  
bath with chrome mixer taps/hand rinse over in tiled surrounds. Double  
width glazed shower enclosure with chrome shower unit. Heated Ladder  
rack towel rail. Coved ceiling.

**Second Floor:**

Door to

**Bedroom four:**

**an 'I' shaped room 13'9 x 12' plus 7'4 x 4'10 (an 'I' shaped  
room 4.19m x 3.66m plus 2.24m x 1.47)**

Sloping ceilings. Two double glazed Velux style windows with aspect to the  
front and rear. Radiator. Television point. Under eaves storage.

**Front Garden:**

To the front there is a brick paved parking area with path and wrought  
iron gate to the side.

**Garage:**

**16' x 8'1 (4.88m x 2.46m)**

With up and over door, power and light. Courtesy door to the rear.

**Rear Garden:**

The rear garden is a particular feature of the property being fully enclosed  
and laid to lawn with a variety of mature shrubs and well stocked borders.  
There is a paved patio area, two timber sheds and a green house. Outside  
cold water tap. The garden enjoys a degree of privacy and is not  
overlooked from the rear.





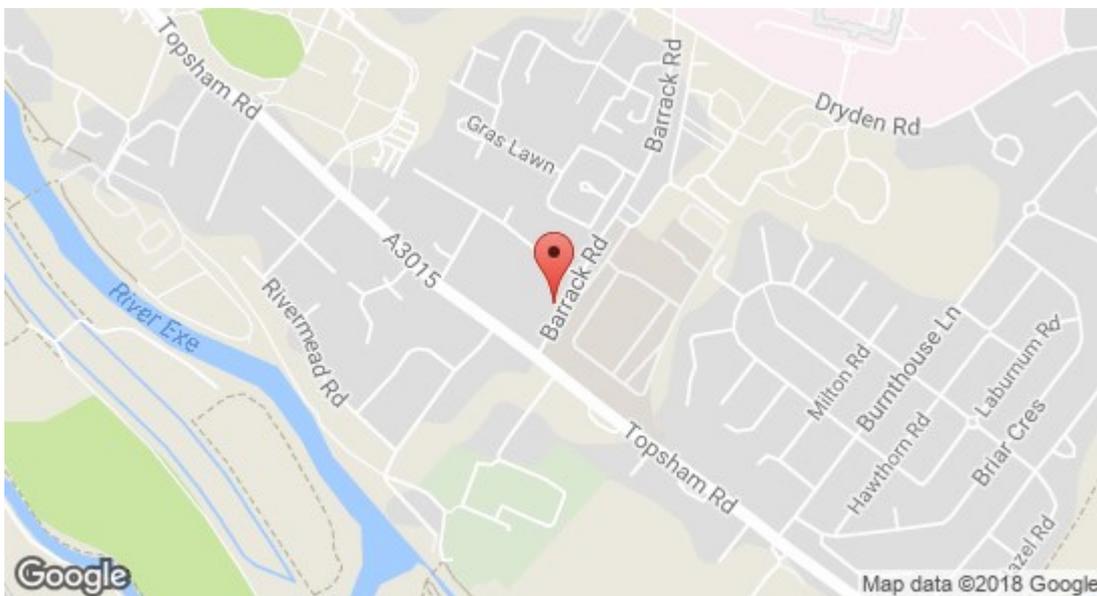
Ground Floor



1st Floor



2nd Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	