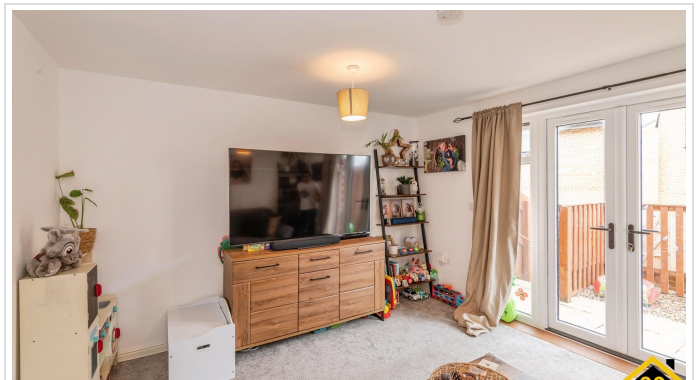


3 Bed Terraced In Roman Avenue, Exeter, EX1 3UU

£135,000





## SHORT DESCRIPTION

Property Ref: 15471 We are pleased to present an exceptional Terraced located at Roman, Exeter, EX1. This wonderful residence boasts 3 bedrooms, 2 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Rear Garden and Garage, Driveway parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. School right in front of the property as you open the front door you see the school gates, small park with swing and slide behind the house 2 min walk, 5 min walk to Lidle, 10 to 15 min to Sainsbury's, 15 min walk to Pinhoe surgery and Train station, 15 min walk to a nursery, 10 min walk to an elderly house, 5 min walk to college, 15 to 20 min walk to park and ride bus station... Property Type: Terraced Full selling price: £337500.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £135000.00 Monthly rent based on 40% share: £542.11 Remaining lease (In Year): 244 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £566.40 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



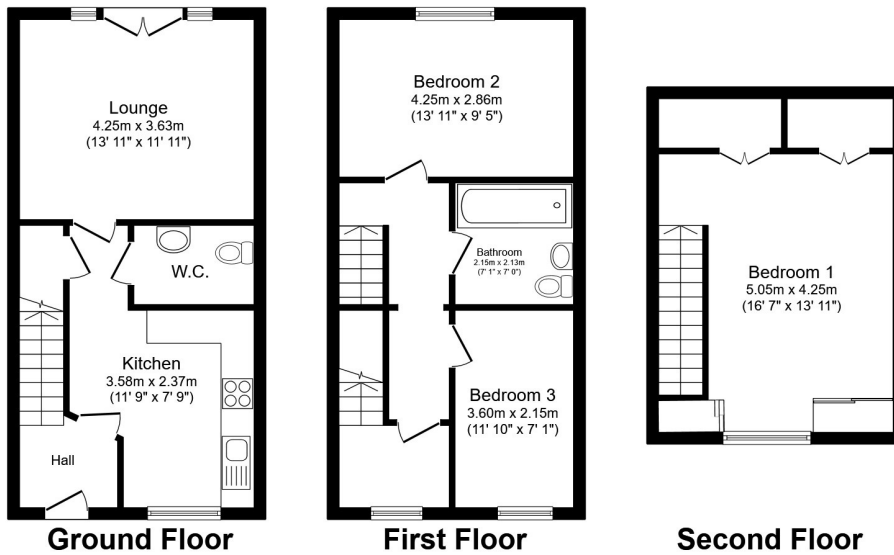
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 100.9 sq.m. (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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