



Flat 2 Rose Duryard



**STAGS**



# Flat 2 Rose Duryard

Exeter, Devon, EX4 4PB

Exeter St. Davids (0.9 miles) Exeter Central (1.5 miles)

A spacious ground floor apartment in an elegant period building, with three bedrooms, a garage and direct access to communal gardens in a sought-after location near Exeter city centre and being sold with no onward chain

- Ground floor apartment in period building
- No onward chain
- Three spacious bedrooms
- Direct access to communal gardens
- Sitting room with fireplace and French doors
- Principal bedroom with en-suite
- Private garage, allocated parking and visitor parking
- Communal tennis court
- Council Tax Band: E
- Leasehold

Guide Price £400,000

## SITUATION

Rose Duryard is situated in a sought-after residential area on the western edge of Exeter, ideally positioned for access to the city centre, the University of Exeter and Exeter St David's railway station. The location offers excellent transport links, with the A30 and M5 within easy reach, while a range of local amenities, green spaces and riverside walks are close by. The area is particularly popular with professionals and downsizers alike, combining convenience with a peaceful setting.

## DESCRIPTION

Flat 2 occupies a ground floor position within the original, characterful building at Rose Duryard and benefits from period features including high ceilings, generous proportions and large windows that allow for excellent natural light throughout. The apartment offers well-balanced and flexible accommodation extending to approximately 1,499 sq ft, with direct access to the communal gardens and a private patio area. The property further benefits from a private garage, an allocated parking space and additional visitor parking, along with the use of well-maintained communal gardens and a tennis court.





## ACCOMMODATION

The property is accessed via a communal entrance, leading to the private front door and entrance hallway. The hallway provides space for coats and shoes and includes a useful storage cupboard. At the heart of the apartment is an impressive dining room, finished with herringbone wood-effect flooring and providing a welcoming central hub with doors opening to the principal rooms. Directly off the dining room is the kitchen/breakfast room, fitted with a range of matching wall and floor mounted units with integrated appliances. There is space for a breakfast table and two windows provide an abundance of natural light. The sitting room is a particularly generous and elegant space, enjoying a feature fireplace, herringbone wood-effect flooring and French doors opening directly onto the patio and communal gardens beyond, creating a seamless indoor-outdoor feel. The principal bedroom is a spacious double room with fitted storage and the benefit of an en-suite shower room. There are two further bedrooms, both of good proportions, which are served by a separate shower room.

## OUTSIDE

The apartment enjoys direct access from the sitting room to a patio area, which in turn opens onto beautifully maintained communal gardens. The grounds also include a communal tennis court for residents' use.

Further benefits include a private garage, one allocated parking space and additional visitor parking.

## LEASE INFORMATION

The vendor has advised that a 999 year lease was created in January 1998. £1,000 per quarter is paid in service charge. The building is managed by Rose Duryard Management Co Ltd.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: Gas boiler (new in 2017)

EPC: C(75)

Standard, Superfast and Ultrafast broadband available (Ofcom)

Vodafone, Three, O2 and EE mobile network available (Ofcom)

## AGENTS NOTE

The vendor has advised that a dispute concerning the general management of the property was successfully resolved in April 2025 and is now under new management. Documentation can be provided. Within the grounds there are a number of Tree Preservation Orders and the property is situated in a conservation area.



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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