



Ladysmith Road, Exeter, EX1 2PU

A lovely two-bedroom mid-terrace house is not one to be missed, it has been finished to the highest standard and features two double bedrooms, two reception rooms and a private rear garden whilst being located within the highly desirable Heavitree area of Exeter, close to the RD&E Hospital and St Lukes Campus.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description...

Ground floor:

Ladysmith Road has been fully renovated with the upmost care and attention which shows throughout. The property is accessed through the private front garden.

The large and bright sitting room is located at the front of the property and features wooden floors with a large bay window overlooking the front aspect with newly fitted woodburner.

The dining room has plenty of space for a dining table and features built in storage shelves with views over the rear garden.

The modern kitchen is made up of a selection of floor and wall storage units with wooden worksurfaces. Cupboard housing the Worcester boiler. Fitted appliances including a fridge/freezer, sink, gas hob and oven. Window overlooking the private rear garden.

The utility room has further storage units and has a door leading directly in the rear garden, the perfect space for muddy boots or pets.

First Floor:

The main bedroom is a large double bedroom with plenty of light due to the large bay windows overlooking the front of the property. The property also features wooden floorboards and large built in cupboards.

Bedroom two is also a double bedroom with wooden floorboards and window overlooking the rear aspect.

The bathroom is truly stunning and features a large double ended free-standing bath, large walk in shower, basin and low level W/C.

Outside:

The private low maintenance rear garden has a large decking area with the rest being paved, there is a gate at the back with separate rear access allowing direct access.

Heavitree is one of the most highly sought-after areas of Exeter, offering the ease of close proximity to the city centre, as well as providing easy access to the M5 and the A30. Heavitree has its own high street with many amenities including supermarkets, fuel stations, bakery, florists, dentist and doctors surgery and much more along with multiple green spaces including the very popular Heavitree pleasure ground.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds



At A Glance...

- Two Double Bedroom Mid Terrace Home
- Sitting with Woodburner
- Dining Room
- Modern Kitchen
- Utility Area
- Beautiful Bathroom with Separate Shower
- Attractive Rear Garden
- No Chain

PROPERTY INFORMATION:

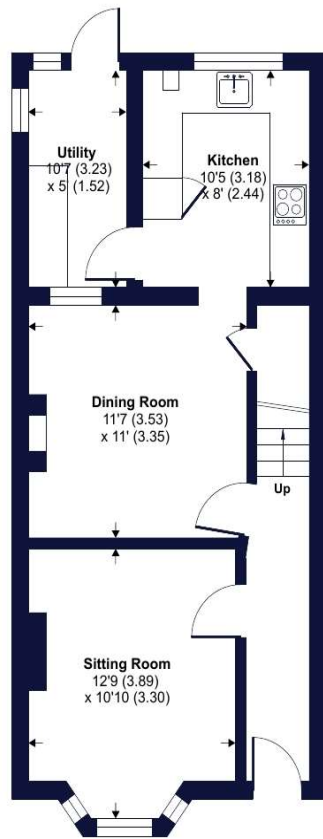
- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.



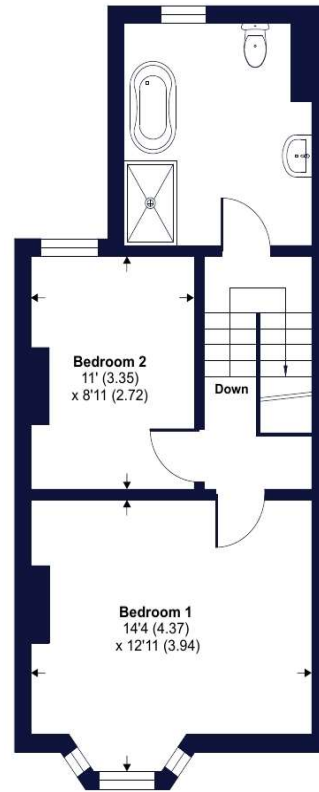
Ladysmith Road, Exeter, EX1

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Winkworth. REF: 891263

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk