

Ladysmith Road, Exeter, EX1 2PP

Guide price: £300,000

A characterful mid-terrace house situated within the sought after residential area of Heavitree. The property benefits from a large living area and private rear garden with garage. No onward chain.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



Description

A rare opportunity to purchase a three bedroom mid terrace house situated in the highly sought-after residential area of Heavitree. The property has a large living area, two large double bedrooms and a good size garden with a garage (which is a rare feature in the area). Offered to the market with no onward chain.

Ground floor:

The property is accessed via a flat stone path to the front door.

Hallway: Large entrance hall. Stairs leading up to the first floor, under stairs storage cupboard and radiator.

Sitting room: Good size open plan sitting and dining room set up with plenty of space for furniture. Bay window overlooking the front aspect, feature fireplace with gas fire, radiator and carpet flooring.

Dining room: Good size open plan sitting/dining room set up with plenty of space for furniture. Picture window overlooking the rear garden, feature fireplace with gas fire, radiator and carpet flooring.

Kitchen: A mixture of wooden wall and base storage units, with a fitted stainless steel sink/drain. Wood effect flooring, pantry and door leading into the private rear garden. Further space for a standalone oven/hob, washing machine and fridge/freezer.

First floor:

Bedroom one: Large double bedroom, bay window overlooking the front aspect, radiator and carpet flooring.

Bedroom two: Large double bedroom, dual built in wardrobes, picture window overlooking the rear aspect, radiator and carpet flooring.

Bedroom three: large single bedroom, picture window overlooking the front aspect, radiator and carpet flooring.

Bathroom: Bath with stand-over shower, low level W/C and wash basin. Frosted window facing the rear aspect.

Outside:

The sunny rear garden is larger than most gardens in the area and features a brick built patio, planting beds, gravel area and a lawn allowing for use all year around.

The single garden is located at the end of the garden. The garage can also be accessed via a service lane to the rear of the property.

Residents permit parking is also available.

Location:

Heavitree is one of the most highly sought-after areas of Exeter. A quiet residential area It offers close proximity to the city centre as well as easy access to the M5 and A30 along with excellent transport links. The area has many of its own amenities and high street along with excellent primary schools.



At a glance...

- No onward chain
- Large open plan living area
- Situated in the sought after area of Heavtiree
- Single garage
- Good size private rear garden
- Mid-terrace
- Resident permit parking

PROPERTY INFORMATION:

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

Internet: Ultrafast broadband is available (checked on openreach) with ADSL copper broadband.

Mobile: We understand that full mobile coverage is available (checked on Ofcom)

Ladysmith Road, Exeter, Devon, EX1

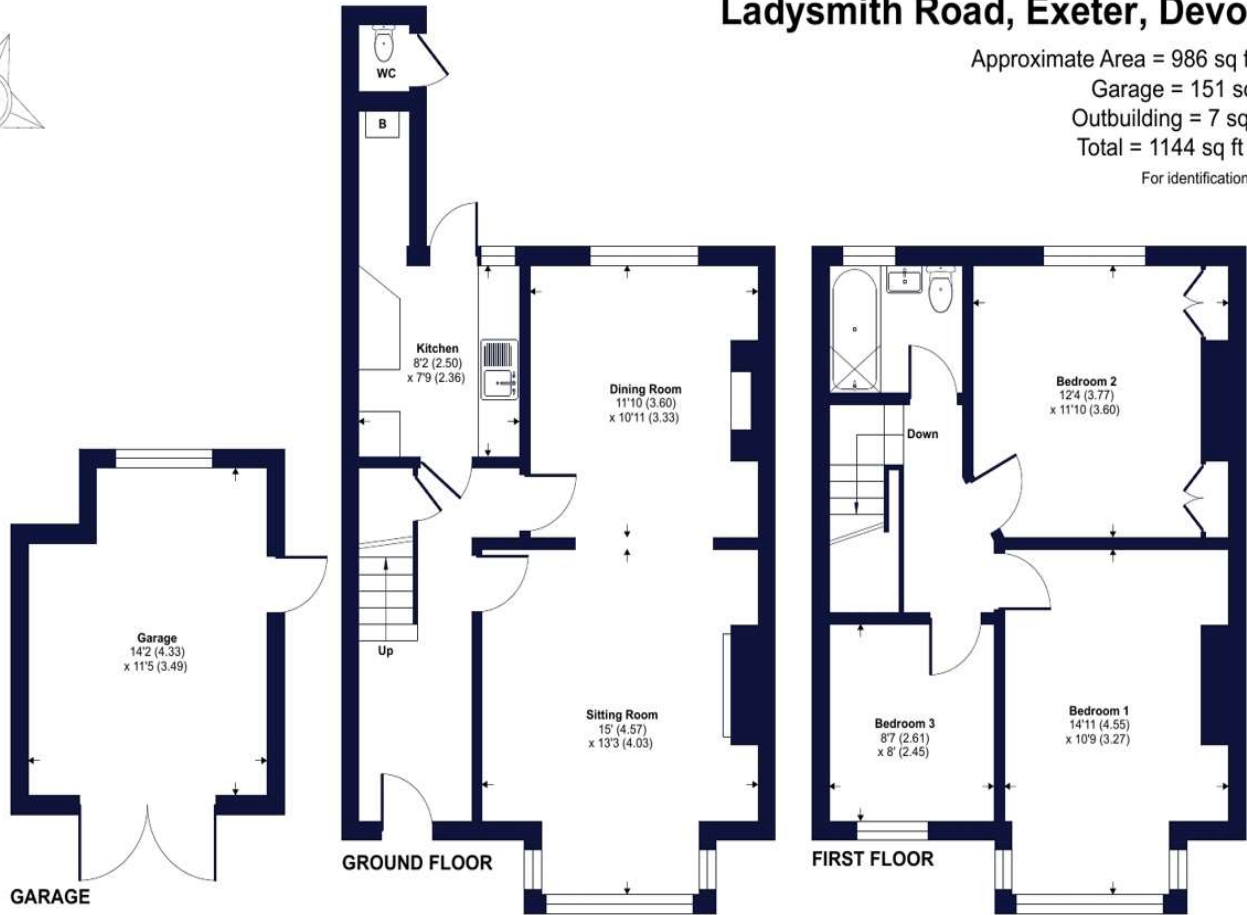
Approximate Area = 986 sq ft / 91.5 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 1144 sq ft / 106.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024. Produced for Winkworth. REF: 1110254



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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.



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