



## Ladysmith Road, Exeter, EX1 2PS

£315,000

A beautiful period property in the popular Ladysmith Road. Located close to the Heavitree shops and facilities including Ladysmith Junior School, Heavitree Pleasure Grounds the Royal Devon & Exeter Hospital (Wonford & Heavitree) and St Lukes Campus.

**Winkworth**

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## Description:

Ladysmith Road is a lovely period property with many original features. Located close to the Heavitree shops and facilities including Ladysmith Junior School, Heavitree Pleasure Grounds the Royal Devon & Exeter Hospital (Wonford & Heavitree) and St Luke's Campus.

The walled front garden with path leading to: Entrance Hallway with original stained glass inner door, radiator, doors to;

Sitting room - Lovely original features including bay fronted window to front aspect, dado rail, gas fire with beautiful original fireplace with tiled surround, wooden floorboards. Radiator.

Dining Room - Original wooden flooring, door to understairs cupboard and original built in cupboard, radiator, double glazed window to the rear aspect which overlooks the rear courtyard garden.

Kitchen - A range of matching wall and base units, roll top worktop, stainless steel sink. Gas hob with electric oven

below, space for washing machine and fridge/freezer, double glazed door and patio doors giving access onto the enclosed courtyard garden.

## 1st Floor:

Bathroom - A good sized bathroom with panelled bath with mains shower over, glass screen, built in cupboard housing the Worcester boiler with additional storage, radiator.

Bedroom 1 - A large double bedroom with double glazed bay window to front aspect, carpet flooring and a radiator.

Bedroom 2 - Another double with double glazed window over rear aspect with lovely views over the cemetery and surrounding areas.

Outside - To the front of the property is a small hardstanding area for bin storage. The enclosed private courtyard has original brick walls brick, late stoned patio, low level brick borders, well established with a selection of shrubs and plants. There is a useful garden shed and back gate giving access to the rear service lane.



## At a glance...

Beautifully Presented Mid Terrace Home

Two Bedrooms

Kitchen with Patio Doors

Two Reception Rooms

Lovely Rear Views

Courtyard Rear Garden with Rear Access

Garden Shed

Sought After Location

Viewing Highly Recommended

## PROPERTY INFORMATION:

Freehold

Council tax Band: B

Mains Electric, Gas, Water and Drainage.

Phone: Full Coverage

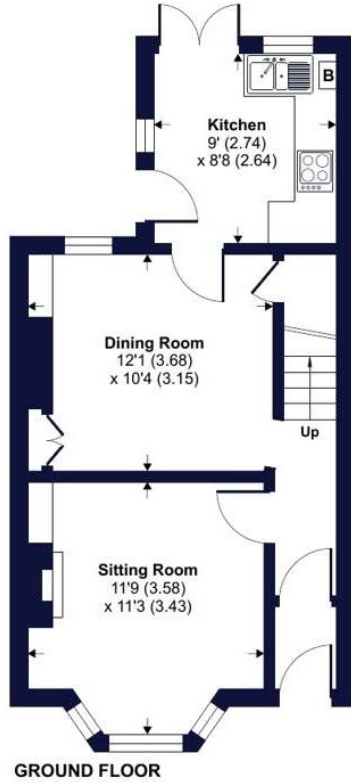
Internet: ultrafast full fibre broadband up to

1800mbps. Fibre to the premise

# Ladysmith Road, Exeter, Devon, EX1

Approximate Area = 794 sq ft / 73.8 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). © nichecom 2024. Produced for Winkworth. REF: 1093727



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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