



56 Ladysmith Road



Exeter City centre 1.5 miles

A charming 3 bedroom attached property situated in a popular residential area of Heavitree with a delightful west-facing garden.

- Sought after residential area
- 3 bedrooms (2 doubles and 1 single)
- Bathroom and master en suite
- Well-presented accommodation
- West facing enclosed garden
- On street permit parking

Guide Price £275,000



SITUATION

Ladysmith Road is situated in the popular residential area of Heavitree, on the eastern side of the cathedral and university city of Exeter. The property is just over a mile from the centre, whilst benefiting from local amenities including schooling (Ladysmith Infant & Nursery / Ofsted: Outstanding), shops and easy access to a regular bus route and Polsloe Railway Station. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines.

DESCRIPTION

A charming attached property situated in a sought after residential area of Heavitree, adjacent to Ladysmith Infant School. This well-presented home is arranged with 3 bedrooms (2 doubles and 1 single), sitting room, open-plan kitchen/dining, ground floor bathroom and master en suite shower. To the rear is a delightful west facing garden providing a paved patio and an area of lawn. On street permit parking.

ACCOMMODATION

The entrance hall has a tiled floor opening into the inner hall with a decorative arch and stairs to the first floor. To the left is the sitting room with a front aspect bay window, fireplace (not in use) and alcove shelving. The dining area has a rear aspect with double doors leading out onto the patio. Open to the dining area is the kitchen which has an array of contemporary matching base and wall units, wooden worktops and integrated appliances including a dishwasher, fridge/freezer, electric hob and oven. Off the kitchen is a utility cupboard

providing space and plumbing for a washing machine and houses the boiler. The ground floor bathroom is arranged with a bath with shower overhead, wc and basin. The ground floor is fitted with French oak effect luxury vinyl tiled flooring.

The first floor landing has a loft hatch (the majority of the loft is boarded for storage). Bedroom 1 has a front aspect bay window, fitted storage cupboards and an en suite providing a shower cubicle, wc, basin and ladder style radiator. Bedroom 2 is a double room with a rear aspect. Bedroom 3 is a single room with a rear aspect ideal for a home office or nursery.

OUTSIDE

To the front of the property is a small hard standing area for bin storage. The rear west facing garden has a delightful paved patio with timber balustrade with steps leading down to an area of lawn, paved area with a timber shed and a rear access gate.

SERVICE

All mains connected. Gas central heating. Positive Input Ventilation system producing filtered air.

DIRECTIONS

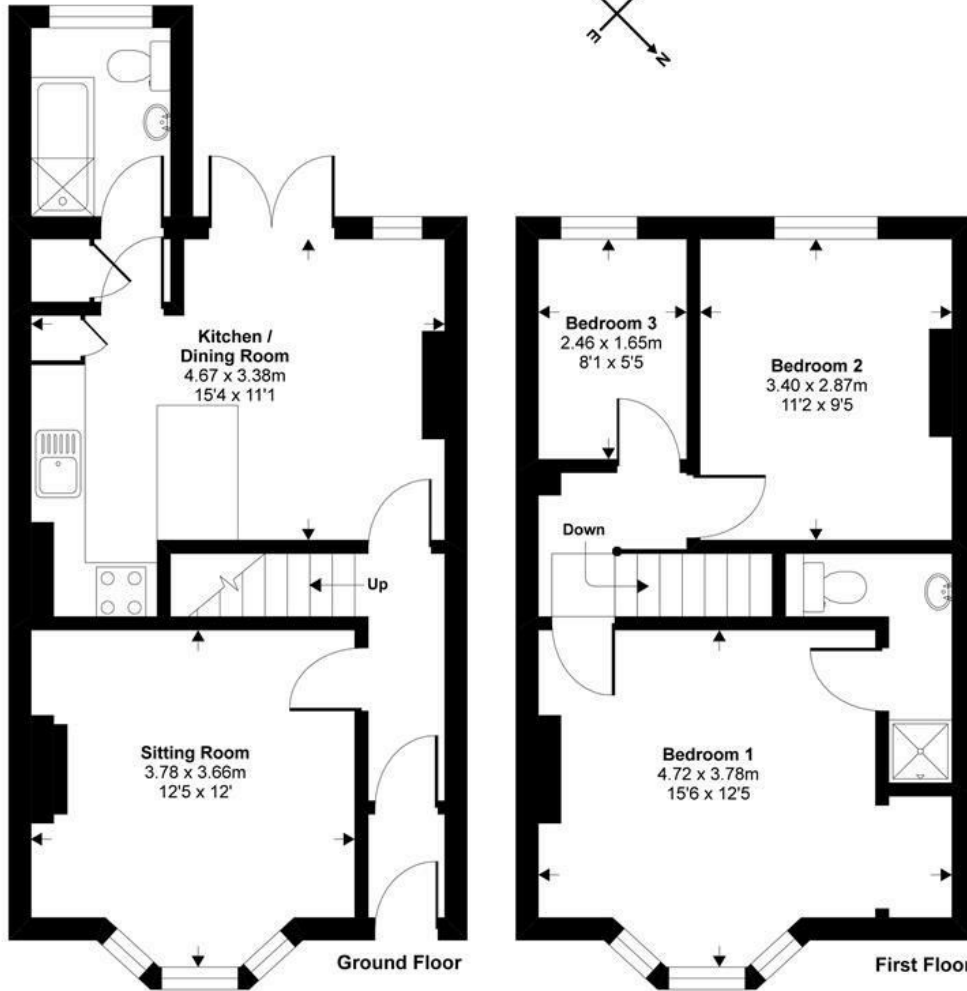
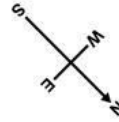
From the city centre proceed along Heavitree Road in the direction of the M5 and Honiton. In the centre of Heavitree turn left at the traffic lights into North Street, then continue along Ladysmith Road where No. 56 is on the left next to the school.

AGENTS NOTE

Under the Estate Agents Act we disclose that the vendor of this property is connected to a Stags member of staff.



Total = 830 sq ft / 77.1 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). © nichecom 2020. Produced for Stags. REF: 634620.

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			78
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

01392 255202
exeter@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London