



## 2 Ladysmith Road Heavitree, Exeter, EX1 2PU

A rare opportunity to acquire this sympathetically modernised and superbly presented 4 bedroom

'end of terrace' house in sought after residential area close to Ladysmith Infant & Nursery School and Ladysmith Junior School. The well appointed property comes with the home comforts of uPVC double glazing & gas central heating, striking kitchen, high ceilings, original period features and an attractive courtyard style garden with a sunny westerly aspect providing the perfect environment for a touch of 'alfresco style' eating and entertaining.

The previous owner did open up the garden to provide an off road parking space with access via a side service lane. There is also on street residents' permit parking.

The kitchen, very much the property's showpiece, comes with integrated appliances which include a heat pump tumble dryer and standard washing machine, dishwasher, tall fridge/freezer and a double oven and grill.

This impressive property is quietly situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre, Heavitree Pleasure Park (with new Community Hub /Cafe), St Michael's Church of England Primary Academy, Waitrose and St Sidwells Point Leisure Centre.

Strong interest anticipated and early viewings recommended.

**Guide Price £375,000**

# 2 Ladysmith Road

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- Entrance Vestibule & Hall
- Kitchen
- Shower Room
- On Street Residents' Permit Parking
- Lounge
- Lobby/Utility
- Gas Central Heating & uPVC Double Glazing
- Dining Room
- 4 Bedrooms (one attic bedroom)
- Courtyard Style Rear Garden (sunny westerly aspect)

## Entrance Hall

## Lounge

12'2" x 12'7" (3.72m x 3.84m)

## Dining Room

11'3" x 10'5" into alcove cupboards  
(3.45m x 3.20m into alcove cupboards)

## Kitchen

14'8" x 9'2" (4.49m x 2.81m)

## Lobby/Utility

6'5" x 5'7" (1.97m x 1.71m)

## Landing

## Bedroom 1

16'2" x 10'4" excluding front bay  
(4.93m x 3.16m excluding front bay)

## Bedroom 2

11'4" x 10'6" (3.47m x 3.21m)

## Bedroom 3

9'3" x 8'6" (2.84m x 2.60m)

## Shower Room

## Bedroom 4/Attic Room

16'8" x 14'6" (5.10m x 4.43m )

## Rear Garden



Directions





# Floor Plan



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		