



41 Ladysmith Road Heavitree, Exeter, EX1 2PU

An exciting opportunity to acquire this extended and spacious 3 double bedroom mid-terrace house in a sought after residential area close to Ladysmith Infant & Nursery School and Ladysmith Junior School. The well maintained property comes with the home comforts of uPVC double glazing & gas central heating, large dining room opening through to a kitchen extension, modernised bathroom (first floor), high ceilings, some original period features and an attractive courtyard style garden featuring artificial grass and a rear access gate leading onto a service lane. Beyond the service lane the property backs onto the grounds of Heavitree Cemetery abounding with a wide range of mature trees. This striking backdrop provides the property and garden with picturesque surroundings and a lovely environment for a touch of 'alfresco style' eating and entertaining.

There is on street residents' permit parking and the property is conveniently 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 £340,000

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- Entrance Vestibule & Hall
- Kitchen/Breakfast Room
- uPVC Double Glazing & Gas Central Heating
- Close to Schools and Heavitree Park
- Lounge
- 3 Double Bedrooms
- Rear Courtyard Style Garden
- Large Dining Room
- Family Bathroom
- On Street Residents' Permit Parking

Entrance Hall

Lounge

12'7" x 11'8" (3.86m x 3.56m)

Dining Room

14'2" x 15'0" (4.32m x 4.57m)

Kitchen/Breakfast Room

13'6" x 11'4" (4.12m x 3.46m)

Bedroom 1

15'0" x 10'1" max into bay (4.59m x 3.08m max into bay)

Bathroom

9'6" x 5'6" (2.90m x 1.70m)

Bedroom 2

12'0" x 9'0" (3.66m x 2.74m)

Bedroom 3

13'8" x 20'0" (4.19m x 6.10m)

Garden



[Directions](#)



Floor Plan



Ground Floor **First Floor** **Second Floor**

Total area: approx. 103.5 sq. metres (1114.4 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		68	79				