



Flat 3, Regents House Ladysmith Lane, Heavitree, EXETER, Devon, EX1 2FB
£220,000

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ESTATE AGENTS

- NO ONWARD CHAIN
- Private Entrance Hall
- 2 Double Bedrooms & Shower Room
- Gas Central Heating & Solar Panels
- Private Parking Space
- Communal Entrance Hall
- Open-Plan Kitchen/Living Room
- Covered Balcony (7'10" x 7'8")
- uPVC Double Glazing
- Shared Freehold and a 125 year Lease from 2015

Ladysmith Lane is conveniently situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre, Heavitree Pleasure Park, hospitals, Waitrose and some well respected state and private schools including St Michael's Church of England Primary Academy, Ladysmith Infant & Nursery School and Ladysmith Junior School, Exeter School and The Maynard.

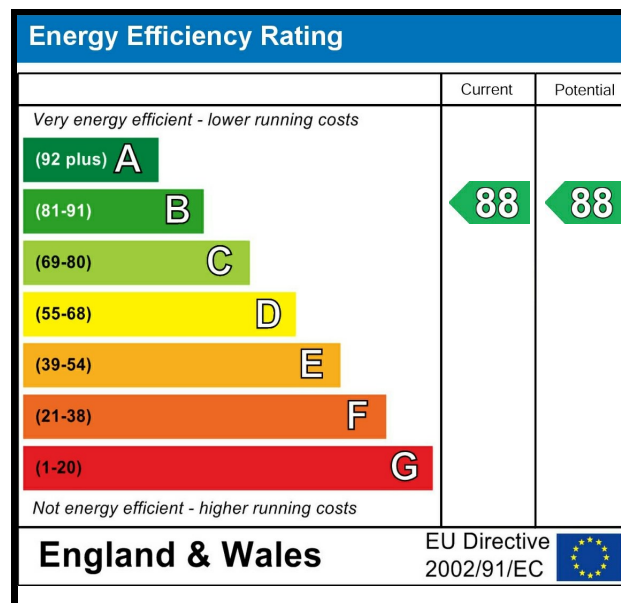
THE PROPERTY

Situated on Ladysmith Lane, this immaculate first-floor flat offers a delightful living experience in a modern apartment block constructed in 2015. Boasting an impressive open-plan kitchen/living room, two generously sized double bedrooms, well appointed shower room, private parking space and sheltered balcony, this property is perfect for individuals, couples or landlords seeking a well placed home with excellent transport links nearby.

The well-designed layout ensures that natural light floods the living space, creating a warm and welcoming environment. This inviting living area enjoys a sunny westerly aspect and seamlessly connects to a modern kitchen, creating an ideal space for gatherings and entertaining. The contemporary kitchen with breakfast bar is thoughtfully designed, providing ample storage and workspace for culinary enthusiasts. The property benefits from solar panels, gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

SITUATION

City Centre 1 mile, M5 Motorway 2½ miles, Honiton 17 miles, Taunton 28 miles, Exmouth 10 miles, Okehampton 23 miles, Torbay 21 miles, Plymouth 44 miles (approximate distances only).



Directions

As you approach the centre of Heavitree continue down Fore Street and turn left at the traffic lights on to North Street. Continue forward and take the turning on to Goldsmith Street down the side of Robinson's newsagents. As Goldsmith Street merges with Ladysmith Road you will find the turning for Ladysmith Lane and Regents House on your right. Council Tax Band

