



80 Ladysmith Road

80, Ladysmith Road, Exeter, EX1 2PP



RD&E - 1.3 Miles, Exeter City Centre – 2.0 Miles, Exeter Central Station – 2.3 Miles

A well-presented family home situated within a desirable area of Heavitree, making Ladysmith Road a versatile property with great access to both Streatham and St. Lukes campus of Exeter University.

- Close vicinity of local amenities
- Outside of Exeter's Article 4 Area
- No onward chain
- Well-presented throughout
- Garage
- EPC - D
- Council tax band - C
- Freehold

Guide Price £375,000

SITUATION

The property is situated within the ever-popular area of Heavitree, within close vicinity of Exeter's bustling City Centre, local supermarkets and within walking distance of highly acclaimed primary schools, secondary schools and St Luke's and Streatham university campus as well as RD&E. Exeter and surrounds boast a wide array of transport links including an airport with national and international flights, mainline trains from Exeter St. Davids station and useful links to major commuter routes such as the M5.

DESCRIPTION

This characterful mid-terrace period property is located on Ladysmith Road. The accommodation is arranged over two floors and provides a versatile layout throughout. There are three double bedrooms and the living room is currently being used as an additional bedroom. Additionally, there is a well-maintained bathroom, a spacious dining/living room, spacious kitchen/dining room as well as a useful downstairs W/C to the rear of the property. Outside there is a low maintenance courtyard garden with access into the garage, with power, leading into rear access lane. Other notable features include plans previously drawn up for a potential loft extension (Subject to planning permission) to further increase the living accommodation.

ACCOMODATION

Through the front door leading into a spacious hallway, stairs leading to the first floor with storage beneath. To the right is a spacious, bay-fronted living

room currently being used as a spacious double bedroom with clever storage space within the alcoves. Beyond the living room is a versatile living/dining space which could equally be used as a study space. The open plan kitchen and dining space is to the rear of the property finished to a good standard as well as downstairs W/C and storage space. The first floor has a light and airy landing with bedroom 3, a double bedroom, at the rear, to the left of the landing is a clean bathroom suite, following on bedroom 2 is a generous double with inbuilt cupboards and useful shelving and the master bedroom is to the front of the property and not only benefitting from being a large double but also from being bay fronted.

OUTSIDE

To the front of the property is a tidy, elevated garden space whereas to the rear there is a low maintenance garden space with gate onto access lane behind the property. Additionally, there is a separate garage with electric and plumbing that leads onto the rear access lane also. The front façade has recently been restored and repainted.

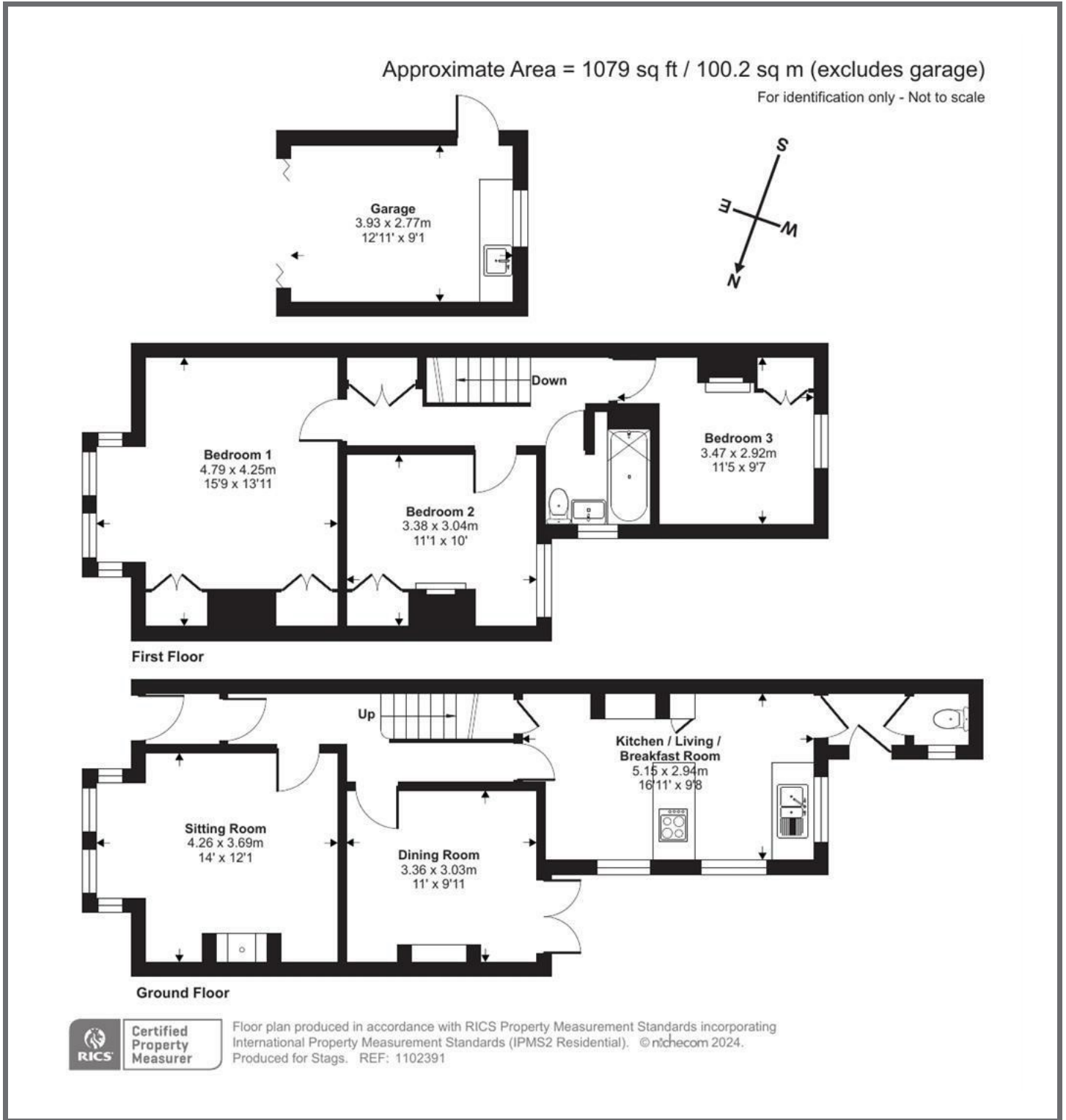
SERVICES

Mains electricity, mains water, mains drainage. Gas central heating.

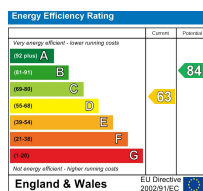
DIRECTIONS

From Southernhay West head down Paris Street and take the second exit onto Heavitree Road, stay on Heavitree Road until you take a left onto North Street at the traffic lights. Bear left off of North Street onto Goldsmith Street which leads into Ladysmith Road, the property will be on your left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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