



46, Ladysmith Road



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, Exeter, EX1 2PU

Guide Price £400,000-425,000. A charming family home within one of Exeter's most popular areas, after being extensively modernised and cleverly extended this makes for a brilliant family home.

- Popular Heavitree Location
- Four Double Bedrooms
- Character Features
- Residents Parking
- EPC - D
- Highly Acclaimed Schools Nearby
- Extensively Renovated
- Mid Terraced
- CTB - B

Guide Price £400,000

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. David's station and useful links to major commuter routes such as the M5.

DIRECTIONS

From Stags Southernhay Office take Barnfield Road towards Western Way and take a left. From Western Way head towards the roundabout and take the third exit onto Heavitree Road and stay on the road until you take a left at the traffic lights onto North Street. Stay on North Street and bare left to Goldsmith Street, this leads into Ladysmith Road, the property will be on your left just after the school.



DESCRIPTION

This characterful mid-terrace period property is located on Ladysmith Road. The accommodation is arranged over three floors and provides a versatile layout throughout. The current owners have undertaken a large schedule of works on the property, from complete modernisation of the kitchen/dining area, complete with skylights, to extending into the loft – adding two large double bedrooms and an en-suite. Additionally, the remainder of the property comprises of a cosy separate lounge space, two more double bedrooms and a spacious family bathroom. To the rear, a low maintenance, suntrap garden affords a lovely outside space.

ACCOMMODATION

Through the entrance hallway, the first room on the right is the bay-fronted living room, a large room offering plenty of character, at the end of the hall way is the staircase upstairs and a door on the right leading into the open plan kitchen/dining room. An incredible space comprising of integrated units within the kitchen, a beautiful skylight amplifying the levels of natural light, useful and cleverly designed storage spaces and access onto the rear garden. From the landing of the first floor, to the rear of the house is a large bathroom, with WC, hand basin and bath/shower, also off of the first floor is bedroom three, a well-proportioned double and bedroom two, a very generously sized bedroom also benefitting from being bay fronted. The top floor, comprises of the intelligently designed extension and provides additional space in the way of two more double bedrooms, bedroom four being to the rear of the property and the master bedroom, with en-suite and plenty of integrated storage.

OUTSIDE

To the rear of the property is a low maintenance, courtyard garden with rear access lane.

SERVICES

Mains Gas, Mains Electric, Mains Water, High Speed Broadband



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.



Approximate Area = 1148 sq ft / 106.6 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Total = 1175 sq ft / 109.1 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor
 Kitchen / Dining Room: 6.69 x 4.26m (21'11" x 14'1")
 Sitting Room: 3.88 x 3.24m (12'9" x 10'8")

First Floor
 Bedroom 1: 4.28 x 3.92m (14'1" x 12'10")
 Bedroom 3: 3.36 x 2.84m (11' x 9'6")

Second Floor
 Bedroom 2: 3.67 x 3.42m (12' x 11'3")
 Bedroom 4: 3.20 x 2.54m (10'6" x 8'4")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1154172.

RICS Certified Property Measurer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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