



SOUTHGATE

ESTATES

*43 Ladysmith Road,
Exeter, Devon, EX1 2PU
£250,000*



Three Bedrooms, Terraced House, No Onward Chain, Walled Garden, Spacious Accommodation, Popular Location

A spacious, three bedroom, terraced house located in the highly popular area of Heavitree along Ladysmith Road. The property enjoys a walled garden to the rear and is offered with no onward chain. Internally, the accommodation briefly consists of an entrance vestibule and hallway, a bay fronted living room, dining room, kitchen and a lean-to with access to a garden room, and a cloakroom. Upstairs are the three bedrooms and the bathroom.

The excellent position provides a range of nearby amenities, including the various shops, cafes and eateries on Heavitree's high street, a range of churches, a doctors' surgery, Heavitree Pleasure Ground, and the well-regarded Ladysmith Road Junior and Infant Schools. Exeter's city centre is also just over a mile away, and there is good access to the M5 and A30, making this an ideal spot for commuting.



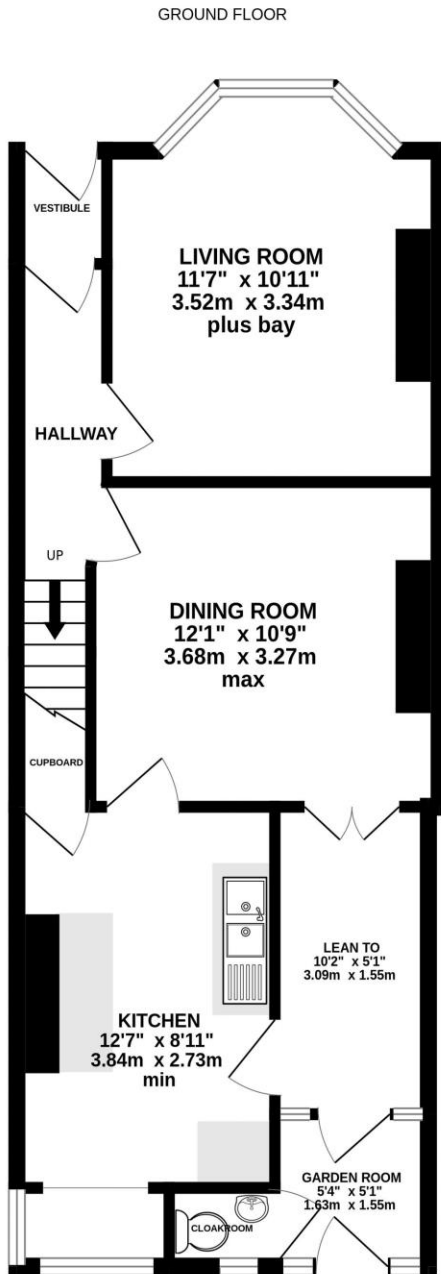
Ground Floor The front door opens to the entrance vestibule and hallway which provides access to the living room and dining room, along with a set of stairs to the first floor. The living room is spacious and is complemented by a bay window to the front aspect. The dining room is also well-proportioned and features French doors opening into the lean-to, along with a door into the kitchen. Containing a range of base units, the kitchen also incorporates a double stainless steel sink with a drainer to the side and a mixer tap over, plus space for a fridge freezer, an oven and a further under counter appliance. In addition, there is a built-in cupboard under the stairs and windows face the rear and side aspects. A door opens into the lean-to which is a multi-functional space opening into the garden room and downstairs cloakroom.

First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the bathroom. The master bedroom is a generous double and enjoys a bay window to the front aspect. The second bedroom is a further double and offers a window to the rear aspect, along with a built-in cupboard into an alcove. The third bedroom to the rear also includes a bay window overlooking the garden, plus a built-in cupboard into an alcove. Finally, the bathroom comprises a close-coupled WC, a pedestal wash basin and a bath with a shower over. There is also an obscured window to the side aspect.

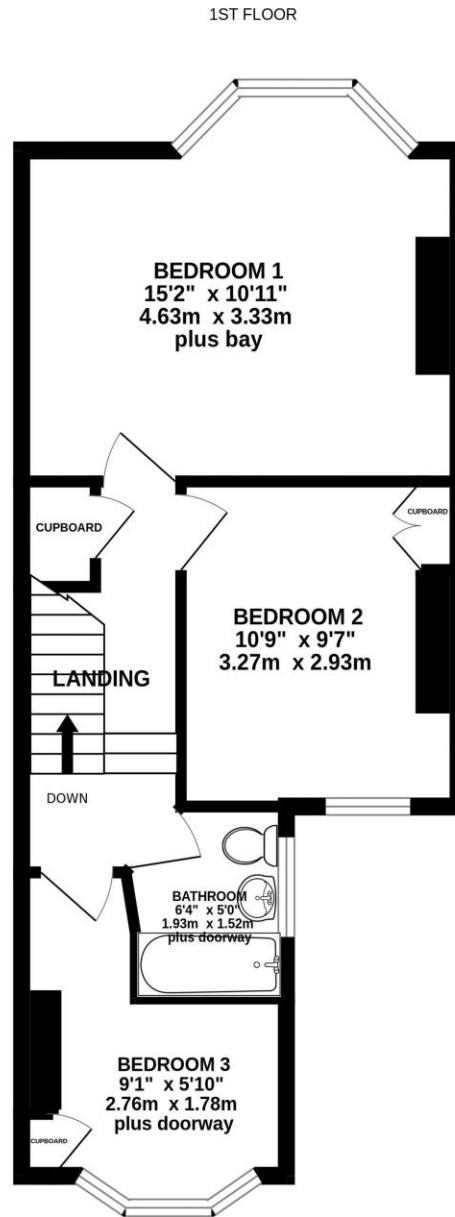
Garden The rear walled garden is mainly paved, providing a low-maintenance outside space with the advantage of flowerbeds to the sides, a shed and a gate to the rear.

Property Information Tenure: Freehold. Council tax band: C.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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