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54 Ladysmith Road, Exeter, Devon, EX1 2PU



SOUTHGATE
— ESTATES —

£375,000





54 Ladysmith Road

We are delighted to bring to the market this beautifully-presented, three bedroom family home in the popular area of Heavitree. The property enjoys an attractive enclosed garden to the rear with double gates allowing the potential for off-road parking if required. The spacious internal accommodation briefly consists of an entrance vestibule and hallway, a bay-fronted living room, a separate dining room and kitchen to the rear. Upstairs across two floors are the three double bedrooms, along with a large bathroom.

The property is ideally situated close a number of amenities, including the popular Heavitree Pleasure Grounds, as well as the many shops, cafes and pubs along Heavitree's high street, plus well-regarded schools and a GP surgery. Exeter's high street is a short distance from the property, with many bus routes in and out of the city.



Ground Floor The front door leads into the entrance vestibule which is complemented by period tiled flooring, with a door to the hallway. Access is provided to both the living room and dining room, with a staircase leading to the first floor. The well-proportioned living room benefits from a bay window to the front aspect, along with a further window to the side, filling the room with natural light. There is also a feature log burner and picture rails. A door opens into the dining room which provides a window to the front aspect, wooden floorboards and an exposed brick chimney breast. There is also storage under the stairwell and an archway leading into the kitchen, creating a nice flow between the two spaces. The kitchen contains a range of shaker-style wall and base units with solid wood worktops, a tiled splashback and a Belfast sink with a mixer tap over. Integrated appliances include an oven with an induction hob and extractor hood over, a dishwasher and a washing machine, as well as space for a tall fridge freezer. There is also a built-in cupboard housing the boiler, windows to the rear and side aspects, and a door opening to the garden.



First Floor Stairs rise to the first floor landing which accommodates two of the bedrooms, and the impressive family bathroom. This elegant wash room comprises a roll-top bath with a mixer tap and shower over, a pedestal wash basin and a close-coupled WC. Additionally, frosted windows face the rear and side aspects, and there is a heated towel rail and dado rails. The larger of the two bedrooms on this floor has the advantage of a bay window to the front aspect, as well as a further window to the side, once again creating a lovely bright space. This sizeable double bedroom also offers a cast-iron fireplace, decorative coving and picture rails. The third bedroom is a further double and benefits from a wall of built-in wardrobes, along with a window to the side aspect.

Second Floor To the second floor there is the master bedroom, a well-proportioned double incorporating ample built-in storage to the eaves, with a cast-iron fireplace and a window to the side aspect enjoying a beautiful outlook across the city. The landing also provides a large built-in cupboard.

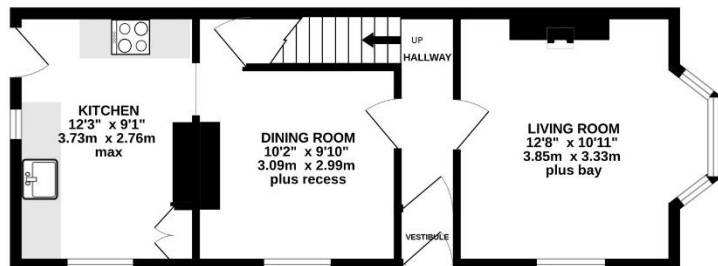
Garden A door opens out to the delightful enclosed rear garden which has the advantage of a patio area leading out from the kitchen, providing an ideal space for outdoor seating and dining. The remainder of the lovely garden is laid to lawn, incorporating raised flowerbed borders which are well-stocked with a variety of plants and shrubs. There is a gate to the side allowing pedestrian access, as well as double gates which could allow the potential for off-road parking if required.

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

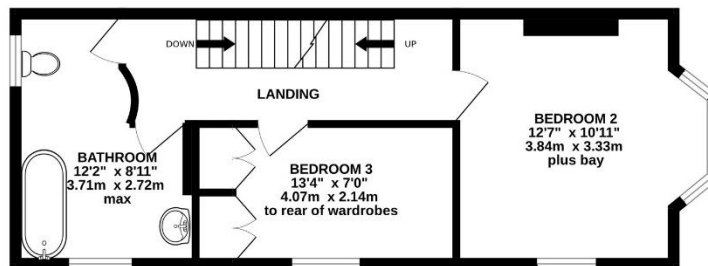
- *End of Terrace House*
- *Well-Presented*
- *Enclosed Garden*
- *3 Double Bedrooms*
- *Character Features*
- *Sought-After Location*



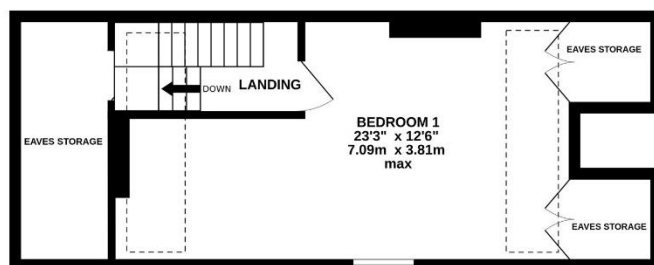
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

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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Energy Performance Rating

EPC Awaiting



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