



Connells

Ladysmith Road
Exeter



Property Description

Situated on the popular Ladysmith Road in Exeter, this substantial Victorian townhouse presents an excellent opportunity for investors seeking an established rental property, whilst also offering fantastic potential as a spacious family home in the future.

The accommodation is arranged over three floors and retains the generous proportions typical of its Victorian design. The ground floor comprises a welcoming living room, a separate dining room and a fitted kitchen with direct access to the rear garden. Completing the ground floor is a bathroom alongside a separate WC.

The upper floors provide four good-sized bedrooms, offering flexible accommodation for families, professionals or sharers. Bedrooms, living and dining rooms have fire doors and the house has electric smoke/heat alarms. A shower room is located on the first floor, serving the upper-level accommodation.

Externally, the enclosed rear garden has been designed with ease of maintenance in mind and features a decked seating area, patio space and a useful garden shed. The garden also benefits from gated rear access.

Residents' permit parking is available on-street to the front of the property. Having generated a successful rental income for many years, the property is to be sold with the student tenants in situ, making it an attractive turnkey investment opportunity.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

WC

Double glazed side aspect window, low level toilet.

Living Room/ Bedroom 5

Double glazed front aspect bay window, wall mounted radiator.

Dining Room

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, oven and hob, sink unit.

Bathroom

Double glazed rear aspect window, bath with shower over, wash hand basin, wall mounted radiator.

First Floor Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect bay window, wall mounted radiator.

Bedroom 4

Double glazed rear aspect window, boiler cupboard, wall mounted radiator.

Shower Room

Shower, low level toilet, wash hand basin.

Second Floor Bedroom 1

Velux windows, electric radiator.

Rear Garden

Decked area, patio, shed, rear gate.

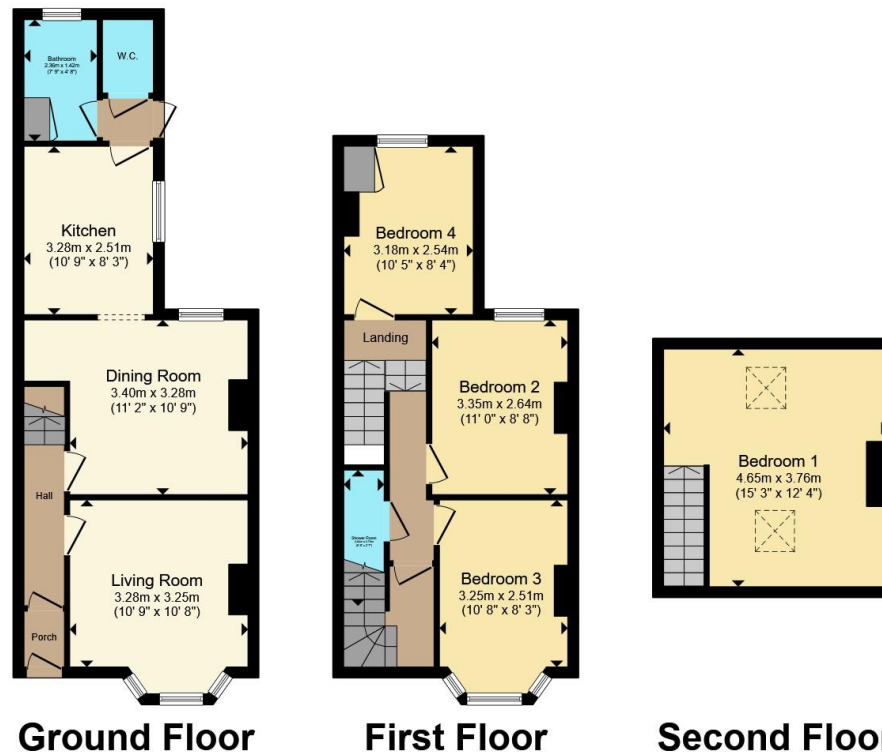
Parking

Residents' permit parking.









Total floor area 103.6 m² (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318207



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