



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Electric Heaters



On Street Permit



Enclosed Rear Garden



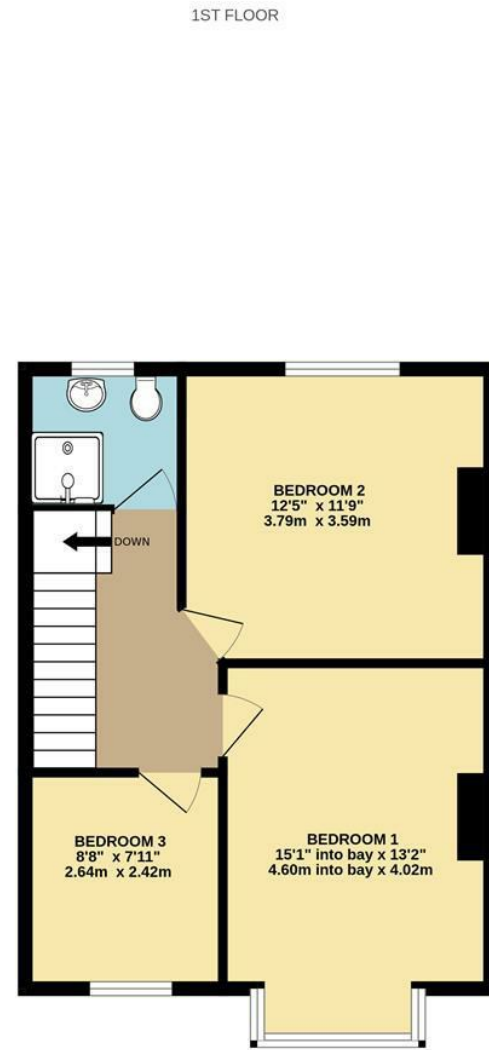
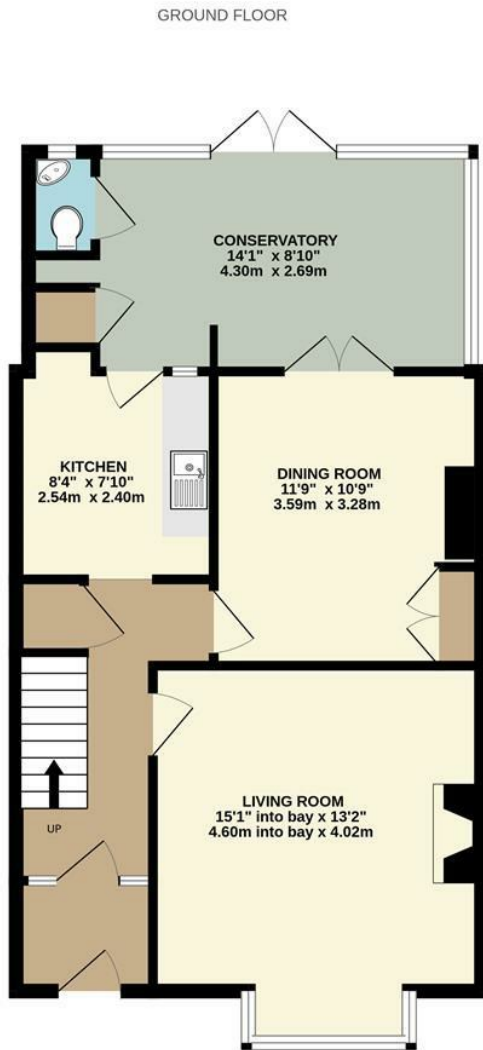
Council Tax Band: C

Guide: £325,000 Freehold

137 Ladysmith Road,

Heavitree, Exeter, EX1 2PP

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)





## SUMMARY

A spacious and well-presented three-bedroom period terraced house, offered for sale with no onward chain and situated on the sought-after Ladysmith Road.

Located in the highly desirable area of Heavitree, this property provides easy access to well-regarded primary and secondary schools, The Royal Devon & Exeter Hospital, as well as a wide array of independent shops, cafes, and amenities along Heavitree Fore Street. Furthermore, the renowned Heavitree Pleasure Ground is in close proximity, featuring various leisure activities and the Park Life Community Cafe.

The property boasts flexible accommodation throughout, including an entrance porch, a hallway with beautiful stained glass panels, a living room with a square bay window and sash windows, a separate dining room with double doors leading to the conservatory, a kitchen, a delightful conservatory with views of the rear garden, and a ground-floor cloakroom. The first floor comprises three generously sized bedrooms and a shower room.

Externally, there is a lovely enclosed rear garden, which is laid to lawn and features well-stocked borders. These borders are filled with a variety of mature shrubs and plants, making it ideal for gardening enthusiasts. A gate allows for pedestrian access to the rear.

Early internal viewing is highly recommended for this charming home.

## MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, gas, water, and drainage. Current broadband provider: BT.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





BRITISH PROPERTY AWARDS

2021  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2024  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2025  
★★★★★  
GOLD WINNER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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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