

Ladysmith Road

Exeter £315,000

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A charming home in popular Heavitree, offering two double bedrooms, a spacious sitting room with wood-burning stove, separate dining room, modern kitchen and useful utility room. Enjoy a low-maintenance rear garden with decking, all within easy reach of Exeter city centre, local amenities, schools and transport links.

Mid Terrace | Two Generously Sized Double Bedrooms | Spacious Sitting Room With Wood-Burning Stove | Separate Dining Room | Modern Fitted Kitchen | Useful Utility Room | Stylish Bathroom | Low-Maintenance Rear Garden | Sought After Location | No Chain

DESCRIPTION

You are welcomed into the property via the entrance hall, which leads to the spacious and light-filled sitting room at the front of the home. Featuring attractive wooden flooring and a large bay window overlooking the front aspect, the room is filled with natural light and benefits from a fitted wood-burning stove, creating a cosy focal point for relaxing evenings.

The separate dining room offers ample space for a family dining table and benefits from built-in shelving and storage, alongside pleasant views overlooking the rear garden. The modern kitchen is fitted with a stylish range of wall and base units, offering ample storage and preparation space. Integrated appliances include a fridge-freezer and dishwasher, alongside a gas hob and electric oven, creating a practical and well-appointed space for everyday cooking.

The useful utility room offers additional storage and worktop space, with a door opening directly onto the rear garden. Ideal for muddy boots, coats or pets, this practical space is a welcome addition to the home.

Upstairs, the property offers two generously proportioned double bedrooms, both benefiting from free-standing wardrobes providing excellent storage. The beautifully presented bathroom features a stylish freestanding bath and a separate shower enclosure with a rainfall shower head, creating a luxurious space. A useful additional feature is the boarded loft space, providing excellent storage potential and adding to the practicality of the home.







Outside, the low-maintenance rear garden offers a lovely space to relax and entertain, featuring a decked seating area ideal for al fresco dining and enjoying the outdoors.

LOCATION

Situated in the popular residential area of Heavitree, Ladysmith Road enjoys a convenient location within easy reach of Exeter city centre. The area benefits from a range of local shops, cafés and everyday amenities, alongside well-regarded schools and nearby green spaces. Regular bus services provide convenient access to the city centre, while Polsloe Bridge railway station is within easy reach, making it ideal for commuters. Exeter offers an excellent selection of shopping, restaurants, leisure facilities and transport links, with easy access to the M5 and surrounding Devon countryside.

AGENT NOTES

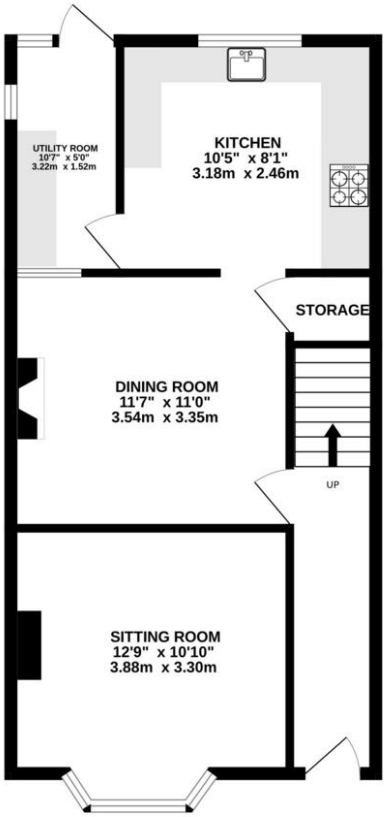
To the best of the Vendors knowledge, they have advised the following: -
Tenure: Freehold
Council Tax Band: B
Council: Exeter City Council
Parking: On Street Permit Parking
Garden: Enclosed Rear Garden
Electricity: Mains
Gas: Mains
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload
Mobile Signal: Several networks currently showing as available at the property including 3 & EE



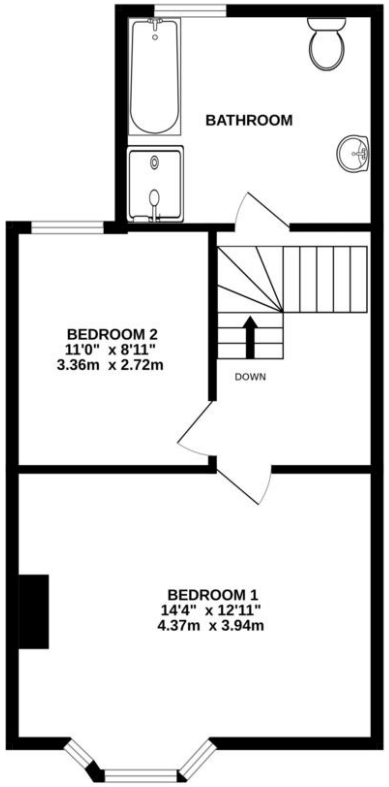




GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



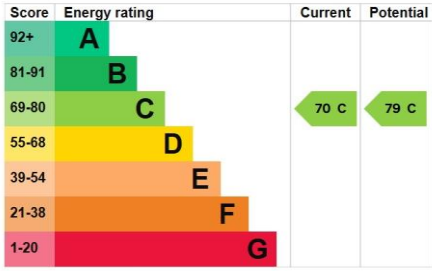
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.
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