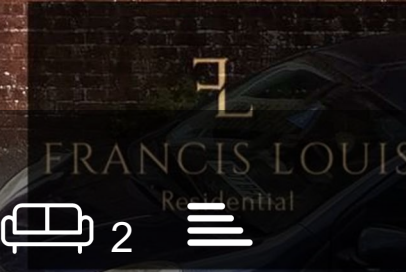




Ladysmith Road, Exeter, EX1 2PU  
Guide Price £325,000







  
FRANCIS LOUIS  
Residential



# Ladysmith Road

Exeter, EX1 2PU

- Excellent condition
- Loft Room
- Feature fireplaces in every room
- 2 Double bedrooms
- 2 reception rooms
- Beautifully presented throughout
- Two double bedrooms
- Sought-after residential area
- Loft room with stairs
- Newly fitted roof

Guide price - £325,000 to £350,000. This is a wonderful two bedroom mid terrace home situated in a popular residential area of Heavitree. Located close to Heavitree shops and local facilities including Ladysmith Junior School, Heavitree Pleasure Grounds, The Royal Devon & Exeter Hospital and Exeter University. The property benefits from well-presented accommodation including a lounge, 2 bedrooms, loft room, dining room, kitchen, bathroom and an enclosed garden with rear access.



#### Entrance Vestibule

Door to the front aspect, wooden floorboards, stained glass door to the hallway,

#### Hallway

Wooden floorboards, stairs to the first floor, doors to,

#### Lounge

12'8" x 10'10" (3.86 x 3.30)

Double glazed bay window to the front aspect, feature cast iron fireplace with surround and mantle over, radiator,

#### Dining Room

11'8" x 10'11" (3.56 x 3.33 (3.55 x 3.32))

Double glazed window to the rear aspect, radiator, feature cast iron fireplace with surround and mantle over, wooden floorboards, understairs storage cupboard where the new fuse board is and other meters, door to,

#### Kitchen

10'8" x 8'4" (3.25 x 2.54)

A range of matching floor and wall mounted kitchen units with a roll top worktop and draw units. Inset stainless steel sink with drainer and mixer tap over, integral 2-door oven, inset 4 ring hob with extractor and light over, space for fridge/freezer, space for washing machine, double glazed window to the front and side aspect, double glazed door to the side aspect, radiator.

#### First Floor Landing

Banister over stairs, storage cupboard, loft access point.

#### Bathroom

10'8" x 8'4" (3.30 x 2.54)

A panel bath with shower over, low level w/c, pedestal wash hand basin, radiator, double glazed frosted window to the rear aspect.

#### Bedroom 2

10'11" x 9'1" (3.33 x 2.77)

Double glazed window to the rear aspect, radiator, feature cast iron fireplace.

#### Bedroom 1

14'4" x 11'0" (4.37 x 3.35)

Double glazed bay window to the front aspect, radiator, wooden floorboards, feature cast iron fireplace.

#### Loft Room

13'7" x 10'10" (4.14 x 3.30)

A double glazed velux window to the front and rear aspect, fully boarded.





#### Outside

To the rear of the property there is a pathway giving access to the rear gate, there is a patio area that is currently used for al-fresco dining and the remaining garden is laid to lawn.

#### Entrance Hallway

Wooden front door with window above giving access into the entrance hallway. Wooden floorboards, radiator, space for coats and shoes. Stairs to first floor landing and doors opening to,

#### Lounge

Double glazed bay window to front aspect, wooden floorboards, a newly installed Morsø cast iron wood burner, radiator and lots of built-in storage shelves.

#### Dining room

Double glazed window to rear aspect, functioning open fireplace with mantel and surround. Wooden floorboards, space for dining table and door opening to,

#### Kitchen

A newly fitted kitchen finished to a high standard with new double glazed patio doors opening to the rear garden as well as two double glazed windows to side aspect.

A range of matching modern floor mounted kitchen units with drawer units and wood worktops.

Inset one bowl sink with mixer tap, integrated dishwasher, washer/dryer, cooker, four ring gas hob with extractor and light above. Space for a free standing fridge/freezer and tiled flooring.

#### First Floor Landing

Stairs leading back to ground floor and to the loft room. Wooden floorboards and doors leading to,

#### Bedroom 1

A light and spacious double bedroom with double glazed bay window to front aspect. Wooden floorboards, radiator, feature open fireplace with mantel and surround.

#### Bedroom 2

Another double bedroom with a double glazed window to rear aspect, wooden floorboards, radiator and feature fireplace.

#### Loft room

A good size loft room with stairs leading to first floor. Two double glazed velux windows to front and rear aspect, fully boarded and lots of storage space.

#### Bathroom

A spacious bathroom with wooden floorboards, panel bath with shower over, low level W/C, wash hand basin, radiator, and a frosted double glazed window to rear aspect.

#### Garden

A well maintained and fully enclosed garden with a bike shed/log store and patio area. There is a rear gate providing back access from the service lane behind.

#### Agent Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.





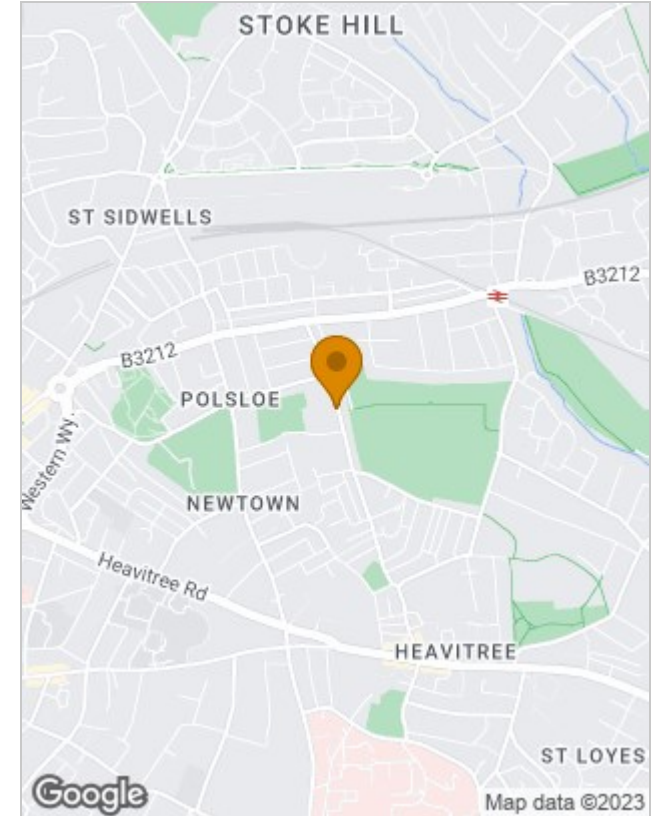




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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