



39 Ladysmith Road, Heavitree, Exeter, EX1 2PU
Guide Price £265,000

A delightful period terraced home situated in this sought after area of Heavitree within easy walking distance of a wide variety of local amenities. The accommodation benefits from double glazing and gas central heating, has been greatly improved by the current owners and combines character features with modern comforts. The accommodation comprises entrance vestibule, hall, sitting room, dining room, kitchen, two double bedrooms and bathroom. The property has a walled frontage and garden to the rear. Viewing essential



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Front door with UPVC double glazed window over to

Entrance Vestibule:

Part glazed stripped wood door with window over to

Hall:

Exposed floor boards. Radiator. Stairs rising to first floor.
Corniced arch.

Sitting Room:

12'8 into bay x 11'9 overall (3.86m into bay x 3.58m overall)

Large square arch from the entrance hall. UPVC double glazed bay window with aspect to the front. Coved ceiling. Picture rail. Radiator. Window seat with storage under. Composite fire surround with mantle and hearth. Coal effect gas fire. Fitted shelving to recess.

Dining Room:

12 x 8 (3.66m x 2.44m)

UPVC double glazed window with aspect to the rear garden with window over. Radiator. Exposed floor boards. Built-in cupboard housing wall mounted gas fired boiler. Bespoke built-in storage. Large square arch to

Kitchen:

14'9 x 5'6 (4.50m x 1.68m)

Fitted with a range of modern matching wall mounted and base units finished in white with brushed stainless steel door furniture. Solid wood worktops with tiled surrounds. Under unit lighting. Space and point for gas cooker. One and a half bowl stainless steel sink unit with chrome mixer tap over. Space and plumbing for dishwasher and washing machine. Further kitchen appliance space. Exposed wood floor. Shelved under stairs storage cupboard.

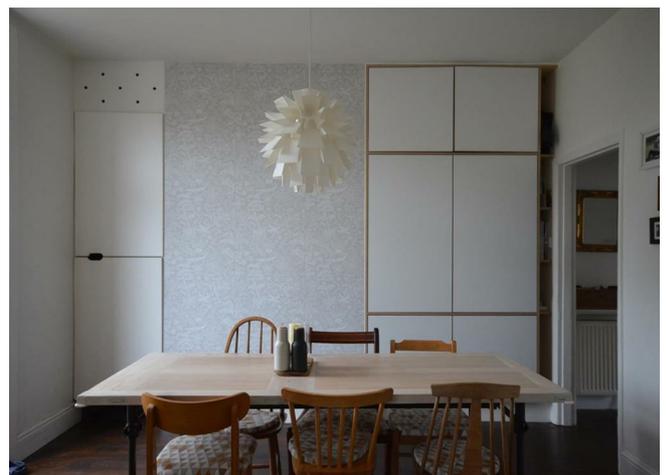
First floor landing.

Exposed floor boards. Hatch to large loft space with the potential to convert to additional accommodation. (subject to any necessary consent)

Bedroom 1:

13'6 to chimney breast x 12'9 into bay (4.11m to chimney breast x 3.89m into bay)

Walk in UPVC double glazed window to the front aspect. Radiator. Double cupboard with provision for hanging and storage. Built in double wardrobe with twin hanging rails. Exposed floor boards.



Bedroom 2:

12 x 9 overall (3.66m x 2.74m overall)

UPVC double glazed window with aspect to the rear with distant views across Higher Cemetery. Coved ceiling. Radiator. Built in wardrobe with hanging rail. Fitted shelving to recess. Exposed floor boards.

Bathroom:

9'10 x 5'8 (3.00m x 1.73m)

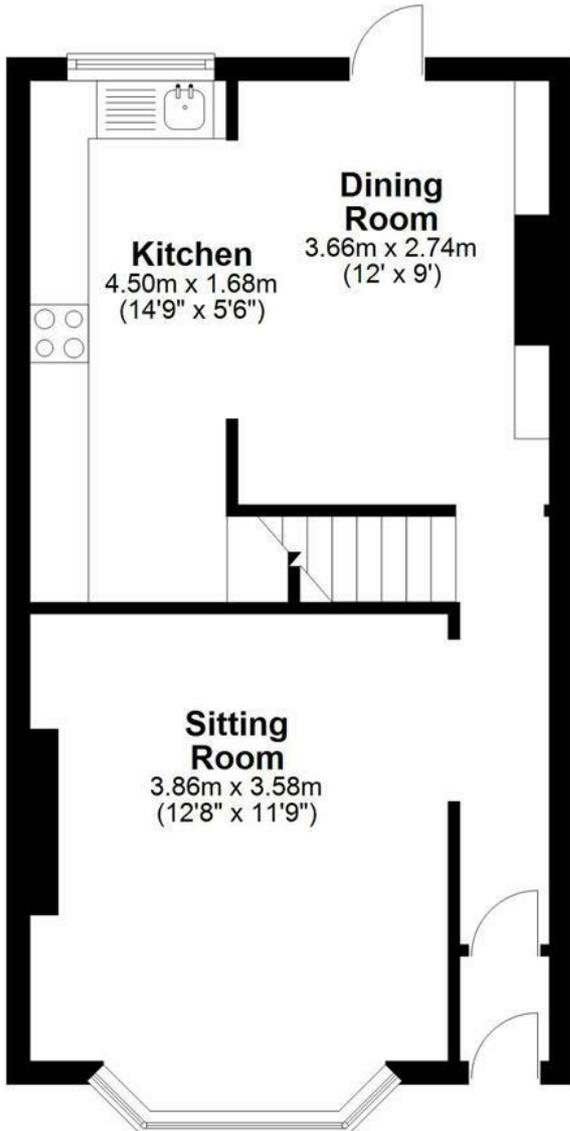
Fitted with a modern matching white suite comprising low level close coupled wc. Pedestal wash basin with tiled splash and chrome mixer tap over. Double ended bath with chrome mixer taps over. Fitted chrome shower unit and shower screen. Radiator/towel rail. Tiled floor. Obscure UPVC double glazed window to the rear.

Outside:

The property has a small wall frontage, whilst to the rear is a walled courtyard garden with wood decked seating area, lawn and a variety of mature shrubs. The garden also benefits from rear access along with a purpose-built cycle shelter.



39 Ladysmith Road, Exeter



Ground Floor



First Floor

Total area: approx. 75.4 sq. metres (811.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		89
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		