



**58 LADYSMITH ROAD
HEAVITREE
EXETER
EX1 2PS**



£300,000 FREEHOLD



A beautifully presented bay fronted Victorian style mid terraced house occupying a highly convenient position close to local amenities, popular school and Heavitree park. Well proportioned living accommodation. Two double bedrooms. First floor bathroom. Entrance vestibule. Reception hall. Sitting room with wood burning stove. Light and spacious kitchen/dining room. Utility room. Gas central heating. uPVC double glazing. Delightful enclosed courtyard style rear garden enjoying south westerly aspect. Popular residential location. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door leads to:

ENTRANCE VESTIBULE

Attractive tiled flooring. Part obscure glazed internal door leads to:

RECEPTION HALL

Wood effect tiled flooring. Radiator. Stairs rising to first floor. Panelled door leads to:

SITTING ROOM

12'4" (3.76m) into bay x 12'0" (3.66m) into recess. Radiator. Television aerial point. Fireplace recess with raised hearth and inset wood burning stove. uPVC bay window to front aspect.

From reception hall, panelled door leads to:

KITCHEN/DINING ROOM

15'6" (4.72m) into recess x 11'2" (3.40m). A light and spacious kitchen fitted with a range of base, drawer and eye level cupboards. Granite effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with modern style mixer tap. Space for electric cooker. Space for double width fridge freezer. Space for table and chairs. Feature cast iron fireplace with wood surround. Radiator. Original storage cupboard built into alcove. Wood effect tiled flooring. Inset LED spotlights to ceiling. uPVC double glazed double opening doors providing access and outlook to rear garden. Deep understair storage cupboard with fitted shelving, LED light, electric consumer unit and meter. Frosted glazed door leads to:

UTILITY ROOM

7'8" (2.30m) x 5'10" (1.78m). Granite effect worktop with matching splashback and two base cupboards. Plumbing and space for washing machine. Plumbing and space for dishwasher. Further appliance space. Wood effect tiled flooring. Pitched ceiling with large double glazed Velux window. uPVC double glazed window to rear aspect with outlook over rear garden. obscure uPVC double glazed door provides access to rear garden.

FIRST FLOOR LANDING

Access, via pull down aluminium ladder, to part insulated and boarded roof space with electric light. Panelled door leads to:

BEDROOM 1

15'5" (4.70m) into recess x 12'6" (3.81m) into bay. A light and spacious room. Feature cast iron fireplace with wood surround and mantel over. Radiator. Range of fitted wardrobes to one wall, with inset lighting, providing hanging, shelving and drawer space. uPVC double glazed bay window to front aspect.

From first floor landing, panelled door leads to:

BEDROOM 2

14'2" (4.32m) maximum x 9'6" (2.90m). Feature cast iron fireplace with fire surround and mantel over. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, panelled door leads to:

BATHROOM

8'2" (2.49m) x 5'8" (1.73m). A matching white suite comprising panelled bath with fitted electric shower over, glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Wall mounted boiler serving central heating and hot water supply (installed December 2023). Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a walled area of garden. Pillared entrance and gate leading to a tiled pathway providing access to the front door. The rear garden enjoys a southwesterly aspect whilst consisting of a raised timber decked terrace with steps leading down to an attractive paved patio. Raised flower/shrub beds. Storage shed. The rear garden is enclosed to all sides whilst a rear gate providing pedestrian access.

TENURE

Freehold

DIRECTIONS

Proceeding out of Exeter down Heavitree Fore Street continue down to the traffic light junction and take the left hand turning into North Street bear left into Goldsmith Street which then connects to Ladysmith Road. The property in question will be found approximately half way along on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

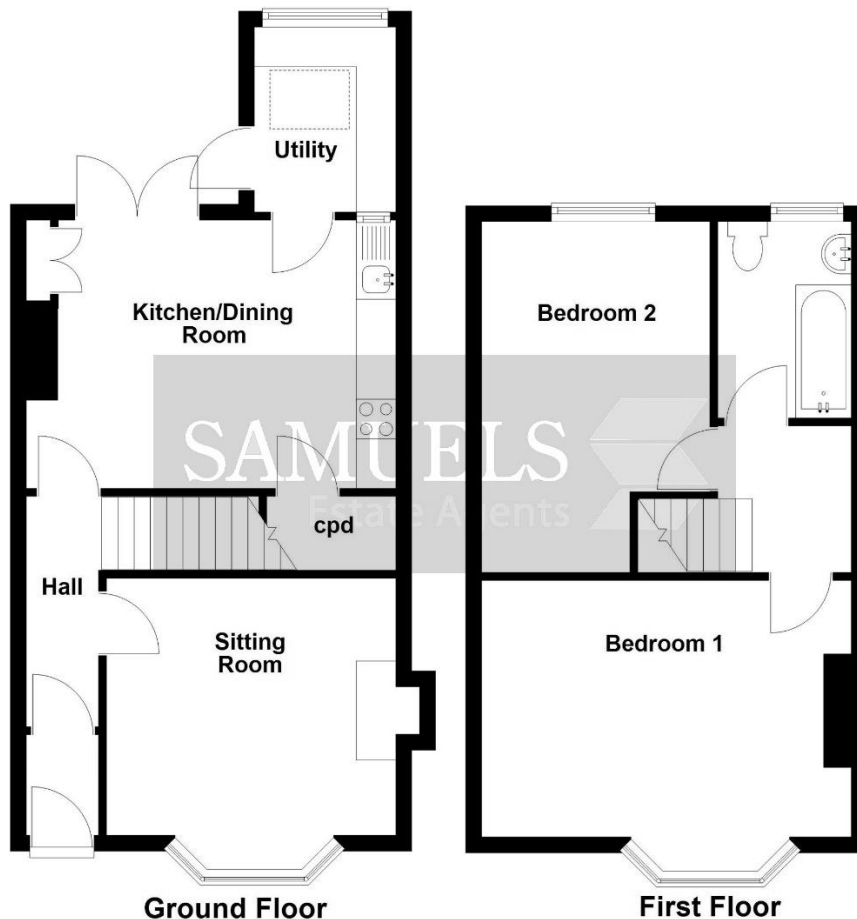
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0224/8571/AV



Ground Floor

First Floor

Total area: approx. 77.3 sq. metres (831.9 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		