



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit



Garden: Courtyard



Council Tax Band: B

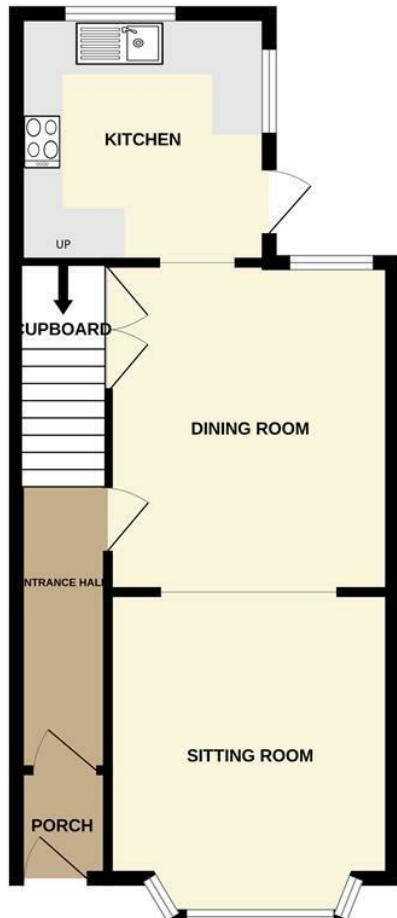
£1,375

Ladysmith Road,  
, Exeter, EX1 2PS

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

Deposit Amount: £1,586

GROUND FLOOR



1ST FLOOR



## SUMMARY

Nestled in the sought-after residential area of Heavitree, Exeter, this beautifully presented terraced house on Ladysmith Road offers a perfect blend of modern living and classic charm. The property boasts two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

As you enter, you are welcomed into an open plan living and dining area, which is bathed in natural light and features elegant wooden floors and charming feature fireplaces, creating a warm and inviting atmosphere. The fitted kitchen is equipped with integrated appliances, ensuring that cooking and entertaining are both convenient and enjoyable.

The luxurious bathroom is a standout feature of this home, complete with a freestanding bath and a separate double shower, providing a serene retreat for relaxation.

Outside to the rear is a low maintenance courtyard garden, with back gate.

This property is ideally located close to well-regarded schools, making it a fantastic choice for families. Additionally, the vibrant amenities of Heavitree are just a stone's throw away, providing easy access to shops, cafes, and parks.

In person viewings only.

Holding Deposit £317.

Available early February 2026.



