



41 Ladysmith Road Heavitree, Exeter, EX1 2PU

An exciting opportunity to acquire this extended and spacious 3 double bedroom mid-terrace house in a sought after residential area close to Ladysmith Infant & Nursery School and Ladysmith Junior School. The well maintained property comes with the home comforts of uPVC double glazing & gas central heating, large dining room opening through to a kitchen extension, modernised bathroom (first floor), high ceilings, some original period features and an attractive courtyard style garden featuring artificial grass and a rear access gate leading onto a service lane. Beyond the service lane the property backs onto the grounds of Heavitree Cemetery abounding with a wide range of mature trees. This striking backdrop provides the property and garden with picturesque surroundings and a lovely environment for a touch of 'alfresco style' eating and entertaining.

There is on street residents' permit parking and the property is conveniently situated within easy walking distance of the city centre, Heavitree's comprehensive shopping centre, Heavitree Pleasure Park (with new Community Hub /Cafe), St Michael's Church of England Primary Academy, Waitrose and St Sidwells Point Leisure Centre.

Strong interest anticipated and early viewings recommended.

Guide Price £340,000

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- Entrance Vestibule & Hall
 - Kitchen/Breakfast Room
 - uPVC Double Glazing & Gas Central Heating
 - Close to Schools and Heavitree Park
- Lounge
 - 3 Double Bedrooms
 - Rear Courtyard Style Garden
- Large Dining Room
 - Family Bathroom
 - On Street Residents' Permit Parking

Entrance Hall	Bedroom 3
Lounge	13'8" x 20'0" (4.19m x 6.10m)
Dining Room	Garden
Kitchen/Breakfast Room	
Bedroom 1	
Bathroom	
Bedroom 2	



Directions





Floor Plan



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