



## 49 Lansdowne

Woodwater Lane, Exeter, EX2 5AR

An exciting opportunity to acquire this spacious first floor apartment boasting breath-taking south-westerly views across Ludwell Valley Park extending to distant hillside and Belvedere Tower. The property is presented in well maintained condition and offers new owners the opportunity to upgrade and refurbish to their own preferred specification. Perfect first home or investment property for the rental market lying within easy reach of Heavitree shopping centre, hospitals, schools etc. A bus stop just below the drive entrance for Lansdowne provides a regular bus service to and from the city centre stopping in Heavitree on route.

Strong interest anticipated and early viewings recommended.

**Guide Price £185,000**

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- Entrance Hall
  - Bathroom
  - Superbly Maintained Communal Grounds
  - Garage in Block
- Lounge/Diner
  - 2 Double Bedrooms
  - Communal Laundrette
- Kitchen
  - Electric Heating & uPVC Double Glazing
  - Stunning Views Across Ludwell Valley Park to Distant Hillside.

## Entrance Hall

## Lounge/Diner

16'2" x 15'6" (4.93 x 4.74)

## Kitchen

10'4" x 8'11" (3.16 x 2.72)

## Bedroom 1

14'1" x 10'10" (4.31 x 3.31)

## Bedroom 2

13'6" x 10'11" (4.14 x 3.33)

## Bathroom

5'11" x 5'6" (1.81 x 1.68)

## Outside

Lease and Service Charge Details.

Useful 'On Site' Information



## Directions

Travelling out of town continue through the centre of Heavitree and drop down East Wonford Hill. At the next set of traffic lights turn right on to Rifford Road. Take the second left on to Lethbridge Road and head straight passing the One Stop convenience store and Woodwater Academy Primary School on your left. The private drive for Lansdowne is just beyond the school on your right. Council Tax Band: B





Floor Plan



Total area: approx. 70.5 sq. metres (758.5 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

49 Lansdown, Exeter

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