



48 Ladysmith Road, Heavitree, Exeter, EX1 2PU  
Guide Price £250,000

Weekes Estate Agents are pleased to present this much improved and well presented period property. Set in this popular location in close proximity to Ladysmith School and providing easy access to the city and RD&E Hospital. The accommodation comprises internal porch, hall, sitting room, dining room, kitchen, two double bedrooms and a spacious bathroom. South west facing garden. The property is offered with no onward chain.



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Front door to

**Internal porch:**

Fully glazed door to

**Reception hallway:**

Single panelled radiator with thermostatic valve. Stripped pine floor. High level box housing electric meters. Door to

**Sitting/Dining room:**

**Sitting room:**

**10'11 x 10'7 (3.33m x 3.23m)**

Bay window with aspect to the front. Fitted gas fire in contemporary surround. Coved ceiling. Double panelled radiator with thermostatic valve. Stripped pine floor.

**Dining room:**

**11' x 10'10 (3.35m x 3.30m)**

Window with aspect to the rear. Double panelled radiator with thermostatic valve. Stripped pine floor. Door to under stairs storage cupboard. Half glazed door to

**Kitchen:**

**10'9 x 8'2 (3.28m x 2.49m)**

Modern fitted kitchen with good range of wall and base units with roll edge worktops. Slide in gas cooker. Dishwasher space. Fridge freezer space. Inset stainless steel round bowl sink and drainer. Wall hung gas central heating boiler. Ceramic tiled floor. Partially tiled walls. Window overlooking rear garden. Window with aspect to the side. Door to

**Conservatory:**

**7'5 x 5'8 (2.26m x 1.73m)**

Space and plumbing for washing machine. Glazed roof and glazed door with glazed side panels to garden.

Stairs leading to three quarter landing. Door to

**Bathroom:**

**10'9 x 8'2 (3.28m x 2.49m)**

Modern suite comprising panelled bath with shower over in fully tiled enclosure. Pedestal wash hand basin. Close coupled wc. Double panelled radiator with thermostatic valve. Ceramic tiled floor. Window with aspect to the rear. Electric ventilation.

**Top landing:**

Original built in linen cupboard. Loft access panel. Door to



**Bedroom one:**

14'2 x 10'11 (4.32m x 3.33m)

Bay window with aspect to the front. Exposed brick chimney breast. Double panelled radiator with thermostatic valve. Stripped pine floor.

**Bedroom two:**

10'10 x 8'9 (3.30m x 2.67m)

Window with aspect to the rear. Double panelled radiator with thermostatic valve.

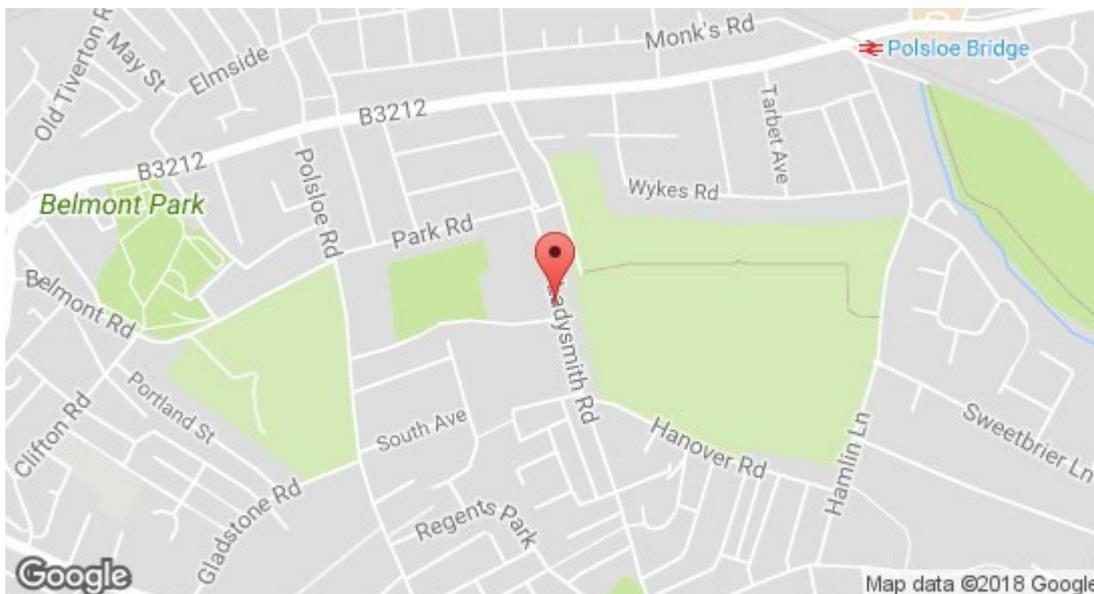
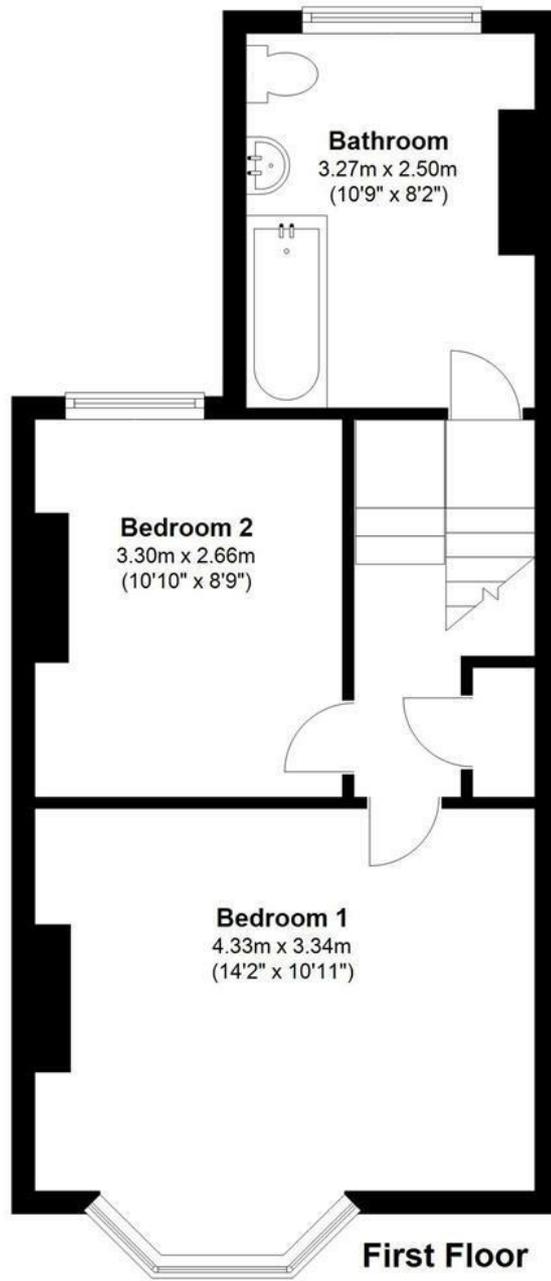
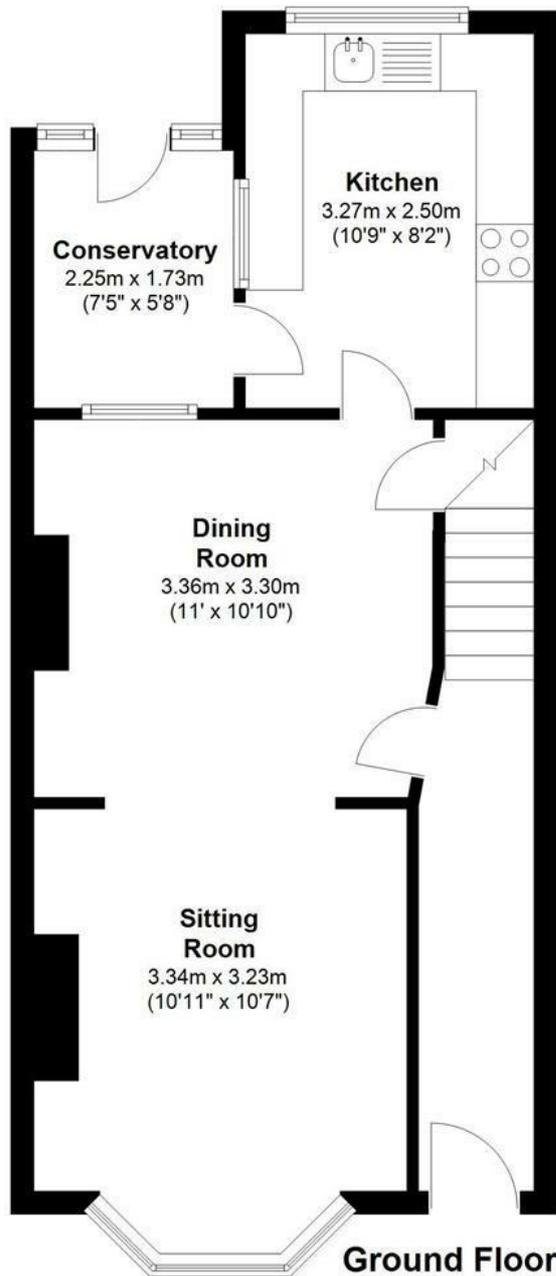
**Outside:**

Small garden to front behind low brick wall.

Rear garden - Fully enclosed level, private garden with raised bed shrub borders. Rear pedestrian gate to service lane.

Garden mainly gravelled for ease of use. Outside tap and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		