



**3 IOLANTHE DRIVE  
BEACON HEATH  
EXETER  
EX4 9DZ**



**£230,000 FREEHOLD**



**A deceptively spacious split level end terraced family home occupying a highly convenient position providing good access to local amenities, schools and bus service into Exeter city centre. Three bedrooms. Bathroom. Reception hall. Light and spacious lounge/dining room. Kitchen/breakfast room. Gas central heating. uPVC double glazing. Enclosed easy to maintain rear garden with side access. Garage in block close by. Well maintained front garden offering scope for vehicle hardstanding subject to drop kerb approval. A lovely family home. No chain. Viewing recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Lead effect glass panelled front door leads to:

### **RECEPTION HALL**

Radiator. Access to roof space. Stairs leading to lower ground floor and first floor levels. Door to:

### **BATHROOM**

Comprising panelled bath with electric shower over and tiled splashback. WC. Wash hand basin set in vanity unit with cupboard space beneath and tiled splashback. Tiled floor. Heated ladder towel rail. Part tiled walls. Gas convector heater. Obscure uPVC double glazed window to side aspect.

### **LOWER GROUND FLOOR**

#### **HALLWAY**

Deep Understair storage cupboard with automatic electric light, fitted shelving, gas meter, electric meter and consumer unit. Door to:

#### **KITCHEN/BREAKFAST ROOM**

10'10" (3.30m) x 9'10" (3.0m). Fitted with a range of matching base, drawer and eye level cupboards. Radiator. Tiled work surfaces with matching splashback. Single drainer sink unit. Breakfast bar. Space for electric cooker. Plumbing and space for washing machine. Space for upright fridge freezer. Larder cupboard. Wall mounted boiler serving central heating and hot water supply. Serving hatch to lounge/dining room. Obscure uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden.

From hallway, door to:

#### **LOUNGE/DINING ROOM**

16'10" (5.13m) x 10'8" (3.25m). A light and spacious room. Tiled fireplace with, inset living flame effect gas fire, solid oak wood surround and mantel over. Two radiators. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over rear garden. Obscure uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

Access to roof space. Airing/linen cupboard with fitted shelving and radiator. Door to:

#### **BEDROOM 1**

11'0" (3.35m) x 10'0" (3.05m) into wardrobe space. Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Three wall light points. uPVC double glazed window to rear aspect.

From first floor landing, door to:

#### **BEDROOM 2**

10'10" (3.30m) x 9'10" (3.0m). Radiator. Three wall light points. Built in wardrobe. uPVC double glazed window to front aspect.

From first floor landing, door to:

#### **BEDROOM 3**

7'10" (2.39m) x 6'6" (1.98m). Radiator. Fitted shelving. uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the front of the property is a well maintained front lawned garden with maturing shrub bed and inset flower bed. Dividing pathway leads to front door with courtesy light and water tap. Designated bin storage area. Side steps with pathway and side gate leads to the rear garden which is mostly laid to paving for ease of maintenance with raised shrub bed. Enclosed to all sides whilst a rear gate provides pedestrian access.

### **GARDEN SHED/STORE**

8'2" (2.49m) x 6'8" (2.03m). With power and light. uPVC double glazed window to rear garden.

The property also benefits from a garage which is situated in a block close by.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Exeter)

## DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and at the roundabout take the 3<sup>rd</sup> exit left onto Prince Charles Road. Continue down and at the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane. Proceed straight ahead, over the mini roundabout, and take the 2<sup>nd</sup> left into Chancellors Way then 1<sup>st</sup> left into Iolanthe Drive, the property in question will be found a short 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 checks 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/0326/9162/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		