



**42 IOLANTHE DRIVE  
BEACON HEATH  
EXETER  
EX4 9EA**



**£280,000 FREEHOLD**



**A much improved and modernised mid terraced family home offering well proportioned living accommodation arranged over two floors. Three bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Modern kitchen/dining room. Light and spacious sitting room. Gas central heating. uPVC double glazing. Private driveway. Integral garage. Good size enclosed rear garden. Outlook and views over neighbouring area, parts of Exeter and countryside beyond. Convenient position providing good access to local amenities and Exeter city centre. Viewing recommended.**

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

Part obscure uPVC double glazed front door leads to:

### **ENTRANCE VESTIBULE**

Cloak hanging space. Inset LED spotlight to ceiling. Obscure glass panelled door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Stairs rising to first floor. Large understairs recess. Cloak hanging space. Radiator. Inset LED spotlights to ceiling. Smoke alarm. Door to:

### **KITCHEN/DINING ROOM**

11'6" (3.51m) x 9'0" (2.74m). A modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Ceramic 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted electric oven. Four ring gas hob with tiled splashback and filter/extractor hood over. Plumbing and space for washing machine. Integrated upright fridge freezer. Wine rack. Space for table and chairs. Wall mounted boiler serving central heating and hot water supply. Laminate wood effect flooring. Inset LED spotlights to ceiling. Large uPVC double glazed window to side aspect with outlook over neighbouring area.

From reception hall, door to:

### **SITTING ROOM**

16'6" (5.03m) x 10'0" (3.05m). A light and spacious room. Laminate wood effect flooring. Radiator. Contemporary wall mounted living flame effect electric fire. Television aerial point. Two uPVC double glazed windows to rear aspect with outlook over rear garden. uPVC double glazed door provides access and outlook to rear garden.

From reception hall, door to:

### **BATHROOM**

9'4" (2.84m) x 5'6" (1.68m) excluding recess. A modern matching white suite comprising tiled panelled bath with central modern style mixer tap including shower attachment. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard and drawer space beneath. Separate tiled shower enclosure with fitted mains shower unit. Tiled wall surround. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Inset LED spotlights to ceiling. Access to roof space. Smoke alarm. Deep storage cupboard with fitted shelving. Door to:

### **BEDROOM 1**

13'8" (4.17m) maximum into recess x 9'6" (2.90m). A light and spacious room. Radiator. uPVC double glazed window to front aspect with outlook over neighbouring area, parts of Exeter and countryside beyond. Door to:

### **ENSUITE SHOWER ROOM**

8'10" (2.69m) x 5'10" (1.78m) maximum (part sloped ceiling). A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath and tiled splashback. Low level WC. Tiled floor. Inset LED spotlights to ceiling. Range of storage cupboards built into eaves. Frosted uPVC double glazed window to side aspect.

From first floor landing, door to:

### **BEDROOM 2**

10'2" (3.10m) x 9'8" (2.95m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 3**

7'0" (2.13m) x 6'8" (2.03m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

### **OUTSIDE**

To the front of the property is a private driveway providing access to **integral garage** with power and light. Dividing pathway and steps lead to the front door.

The rear garden consists of a decked terrace with raised ornamental pond. Retaining wall with steps leading to an area laid to artificial turf for ease of maintenance. Further pathway and steps lead to the top end of the garden which consists of a good size raised paved patio. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

### **TENURE**

Freehold

### **COUNCIL TAX**

Band C

### **DIRECTIONS**

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along to the roundabout and take the 3<sup>rd</sup> exit left onto Prince Charles Road and at the next roundabout take the 1<sup>st</sup> left into Calthorpe Road which then connects to Beacon Lane. Proceed down, over the 1<sup>st</sup> roundabout, and proceed along taking the 2<sup>nd</sup> left into Chancellors Way and then the 1<sup>st</sup> left into Iolanthe Drive. The property in question will be found on the right 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 on 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 surveyors 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/0924/8758/AV



Total area: approx. 89.7 sq. metres (965.7 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		