

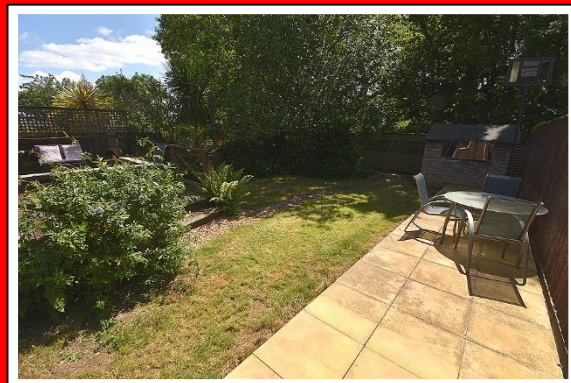
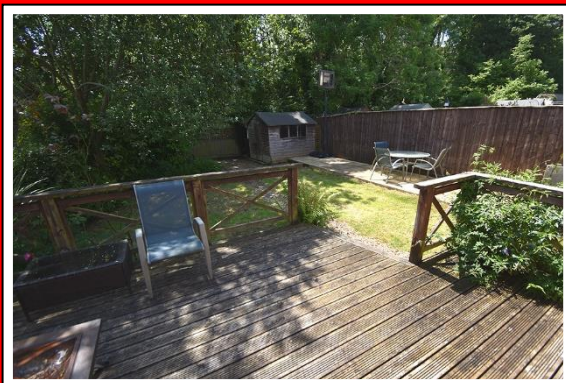


**75 IOLANTHE DRIVE  
BEACON HEATH  
EXETER  
EX4 9DZ**

PROOF COPY



**£350,000 FREEHOLD**



**A much improved and extended five bedroom semi detached family home offering well proportioned living accommodation arranged over three floors. Good decorative order throughout. Five bedrooms. First floor modern bathroom. Second floor cloakroom. Reception hall. Large sitting room. Light and spacious modern kitchen/dining room. Utility room. Ground floor shower/wet room. Gas central heating. uPVC double glazing. Enclosed rear garden. Private driveway. Garage. Convenient position providing good access to local amenities and Exeter city centre. A great family home. Viewing recommended.**

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

Covered entrance. Part obscure uPVC double glazed front door, with matching side panels, leads to:

### **RECEPTION HALL**

Wood flooring. Stairs rising to first floor. Radiator. Understair storage cupboard. Smoke alarm. Door to:

### **SITTING ROOM**

22'4" (6.81m) x 11'10" (3.61m) maximum reducing to 10'0" (3.05m). A light and spacious room. Marble effect fireplace with raised hearth, inset living flame effect gas fire, fire surround and mantel over. Radiator. Inset LED spotlights to ceiling. Square opening to kitchen/dining room. uPVC double glazed window to front aspect.

From reception hall, door to:

### **UTILITY ROOM**

8'10" (2.69m) x 7'10" (2.39m). Range of matching upright storage cupboards to one wall. Plumbing and space for washing machine. Further appliance space. Additional upright storage cupboard. Wood flooring. Inset LED spotlights to ceiling. Large square opening to:

### **KITCHEN/DINING ROOM**

17'8" (5.38m) x 9'0" (2.74m). A fabulous light and spacious room with modern kitchen fitted with a range of matching gloss fronted base and drawer cupboards. Wood work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Integrated dishwasher. Integrated fridge and separate freezer. Fitted double oven and grill. Five ring gas hob with filter/extractor hood over. Space for table and chairs. Part pitched ceiling with inset LED lighting. Two double glazed Velux windows. uPVC double glazed window to rear aspect with outlook over rear garden. Double glazed bi-folding double glazed door providing access and outlook to rear garden.

From utility room, doorway opens to:

### **REAR LOBBY**

Cloak hanging space. Wood flooring. uPVC double glazed door provides access and outlook to rear garden. Door to:

### **SHOWER/WET ROOM**

Fitted mains shower unit. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Tiled flooring. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR LANDING**

Stairs rising to second floor. uPVC double glazed window to side aspect. Smoke alarm. Door to:

### **BEDROOM 1**

11'8" (3.56m) x 9'10" (3.0m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 2**

10'10" (3.30m) x 9'6" (2.90m) maximum. Radiator. Deep understair storage cupboard. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

7'10" (2.39m) x 7'4" (2.54m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A refitted modern matching white suite comprising panelled bath with fitted mains shower unit and glass shower screen. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC with concealed cistern. Tiled wall surround. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to rear aspect.

### **SECOND FLOOR LANDING**

Smoke alarm. Access point to eaves/storage space. uPVC double glazed window to front aspect. Door to:

### **BEDROOM 4**

10'10" (3.30m) x 7'10" (2.39m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From second floor landing, door to:

### **BEDROOM 5**

10'6" (3.20m) x 6'10" (2.08m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From second floor landing, door to:

### **CLOAKROOM**

Comprising low level WC with concealed cistern. Wall hung wash hand basin with modern style mixer tap. Part tiled walls. Inset halogen spotlights to ceiling. Extractor fan.

### **OUTSIDE**

To the front of the property is an area of garden with dividing steps that lead to the front door. A private driveway provides parking for one vehicle in turn providing access to **garage**.

A side gate with steps and pathway lead to the rear garden which enjoys a southwesterly aspect whilst consists of a raised timber decked terrace with outside light and power points. Water tap. Two paved patio areas. Neat shaped area of level lawn with dividing pathway leading to the lower end of the garden mostly laid to decorative stone chippings for ease of maintenance. Large timber shed. Shrub beds well stocked with a variety of maturing shrubs, plants and trees. Enclosed to all sides.

**TENURE**

Freehold

**COUNCIL TAX**

Band C

**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. At the next roundabout bear left onto Calthorpe Road which connects to Beacon Lane. Proceed straight over the next roundabout and take the 2<sup>nd</sup> left into Chancellors Way then 1<sup>st</sup> left into Iolanthe Drive. Continue to the top of this road and the property in question will be found 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 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.

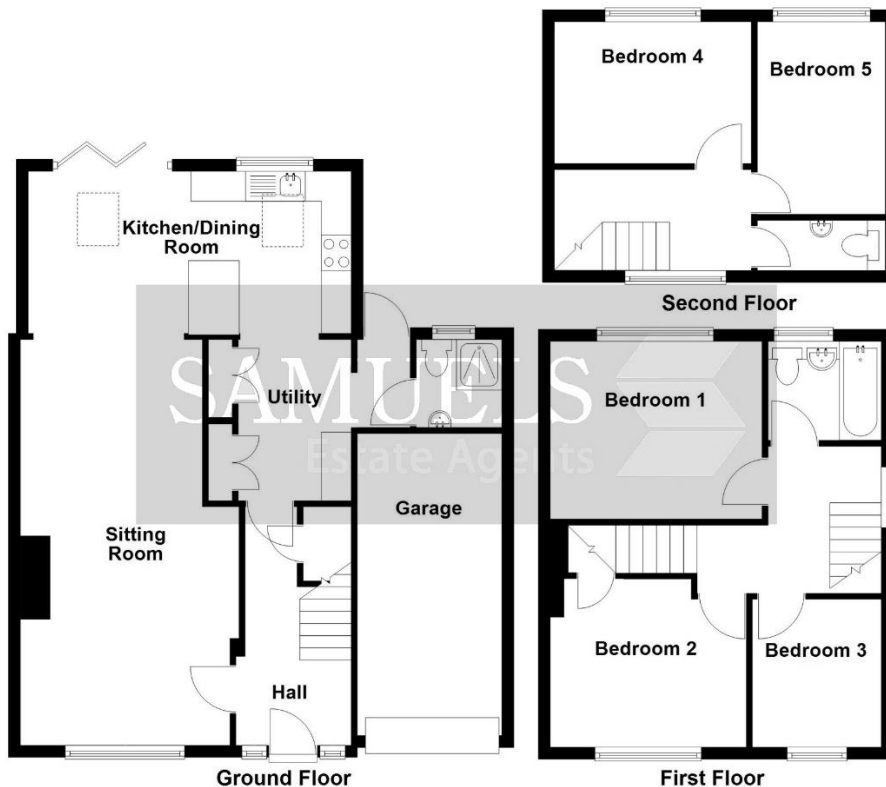
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0624/8658/AV



Total area: approx. 130.4 sq. metres (1403.9 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		