



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: C

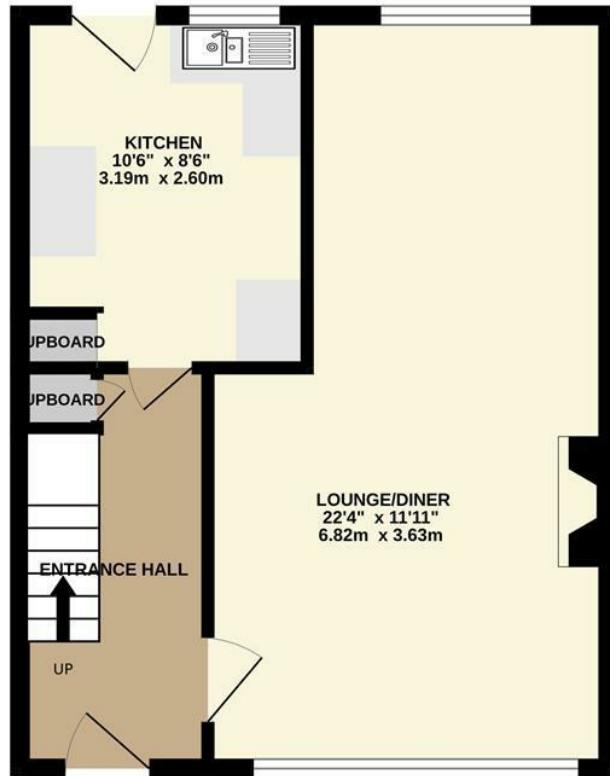
£1,250

Iolanthe Drive,

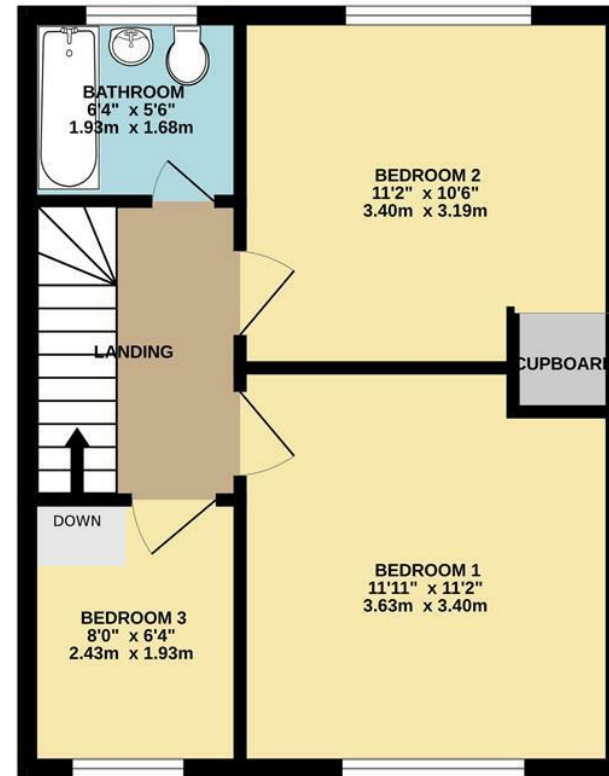
, Exeter, EX4 9EA

www.naomijryan.co.uk

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

This well presented property is located in Beacon Heath, a popular and convenient location which is minutes on foot from St James High School and Willow Brook Infant and Junior School and a short walk to Whipton Village, Morrisons and Stokehill Schools. It is also within easy commuting distance to the A30, M5 North and South, Met Office and Science Park.

Neutrally decorated throughout, the property comprises; spacious living dining room with electric fire and kitchen on the ground floor and three bedrooms, two doubles and a small single plus family bathroom with electric shower on the first floor. The property has a driveway offering parking for one car and a garage with power and lighting. Please note, the owner is installing an oven in the kitchen however the tenant would need to supply the other white goods.

The rear garden is on tiered levels and the front of the property has several steps to the front door.

Available with immediate effect. subject to satisfactory references.

Up to two pets considered, with the additional pet rent of £25 per pet, per month.

EPC Rating C

Council Tax Band C



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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER