

42 Iolanthe Drive, Exeter, EX4 9EA



A well presented three bedroom property situated in a popular location with easy access to the City Centre and local amenities. With accommodation comprising entrance hall, lounge, kitchen/breakfast room, bathroom, three first floor bedrooms, master with en-suite shower room, enclosed landscaped rear garden, off road parking and garage.

Asking Price £270,000 Freehold DCX02351

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via uPVC part glazed door with part glazed inner doorway. Access through to the kitchen. Doors to the lounge and bathroom. Stairs to first floor landing. Understairs storage area, wood effect flooring, radiator.

Kitchen 11' 6" x 9' 0" (3.504m x 2.736m)

Side aspect window. Fitted range of eye and base level units with sink and a half with mixer tap and single drainer. Roll edge work surfaces. Integrated oven and hob with extractor fan above. Integrated fridge and freezer. Plumbing for washing machine. Seating area. Spotlighting and wood effect flooring.



Lounge 16' 6" x 10' 0" (5.037m x 3.049m)

Twin rear aspect uPVC double glazed windows with view over the rear garden. uPVC double glazed door leads to rear garden. Television point. Fireplace with wooden mantle. Wood effect flooring. Radiator.



Bathroom

Front aspect frosted window. Four piece suite comprising bath with mixer tap and handheld shower, fully enclosed shower cubicle, low level WC, wash hand basin with mixer tap and storage below. Part tiled walls, tile effect flooring and heated towel rail.



First Floor Landing

With doors to bedroom one, bedroom two and bedroom three. Access to loft void above. Storage cupboard.

Bedroom One 13' 9" x 9' 5" (4.183m x 2.877m)

Front aspect uPVC double glazed window with views over open parkland. Television point. Radiator and door through to en-suite Shower Room.



En-suite Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising fully enclosed shower cubicle, low level WC, wash hand basin with mixer tap and storage below. Tile effect flooring, into eave storage, spotlighting and extractor fan.



Bedroom Two 10' 2" x 9' 8" (3.111m x 2.949m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bedroom Three 6' 11" x 6' 8" (2.113m x 2.023m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Rear Garden

Private enclosed landscaped rear garden. With decked seating area, artificial grass and steps to the further paved seating area and gated rear access.



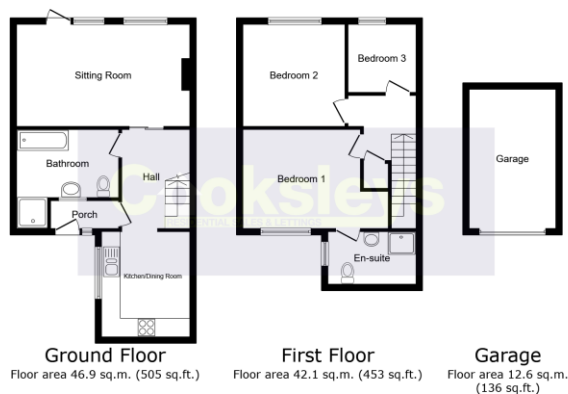


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Cookleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.



TOTAL: 101.6 sq.m. (1,094 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Front of the property

Off road parking for one vehicle.

Garage

With metal up and over door. Light and power.

