

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 Per Month

Iolanthe Drive,

, Exeter, EX4 9EA

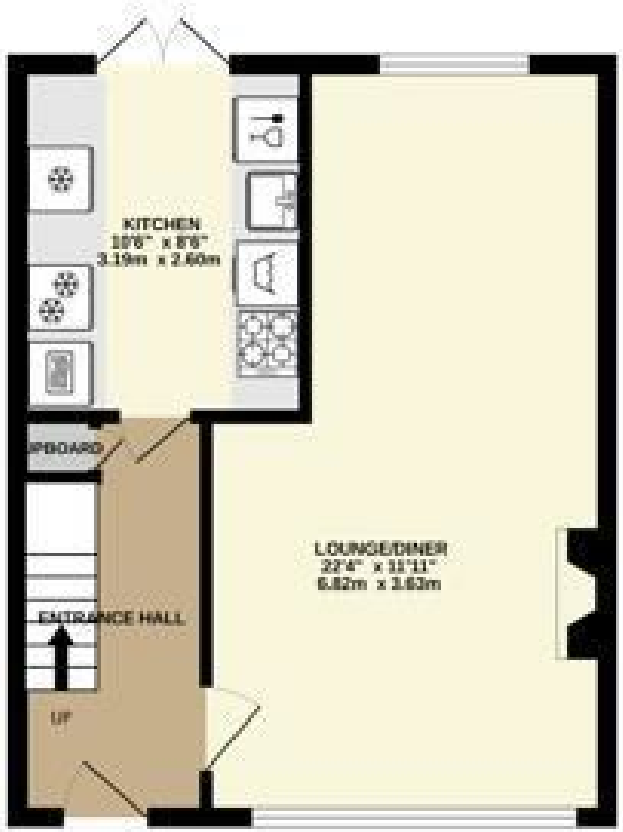
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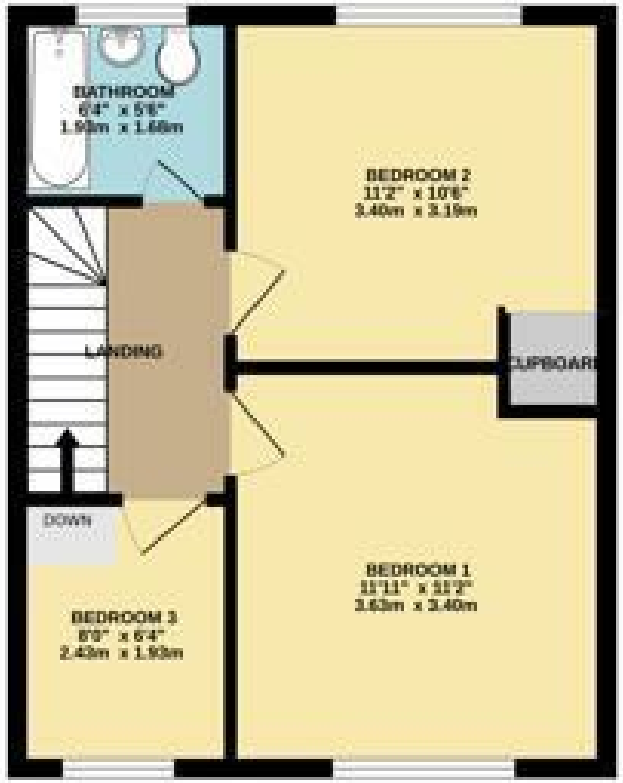
£1,250 Per Month

Deposit Amount: £1,442

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

Nestled in the desirable Iolanthe Drive, Exeter, this well-presented end-terrace house offers a delightful blend of comfort and convenience. The property boasts three bedrooms and a well-appointed bathroom, making it an ideal home for families or professionals alike.

This lovely property features a dual-aspect lounge diner, allowing for an abundance of natural light to fill the space. The modern kitchen is fitted with sleek gloss units and integrated appliances, perfect for those who enjoy cooking and entertaining.

Outside, the tiered garden presents a lovely outdoor retreat, complete with a patio area at ground level, artificial grass for low maintenance, and a covered seating area, ideal for al fresco dining or relaxing with a book. Additionally, the property benefits from side access and a useful garden office or workshop, providing a versatile space for work or hobbies.

For those with vehicles, a driveway accommodates one car, and a garage offers further storage options. The location is particularly advantageous, being close to well-regarded schools and just a short commute from Exeter University and the City Centre. Public transport options are also readily available, enhancing accessibility to the wider area.

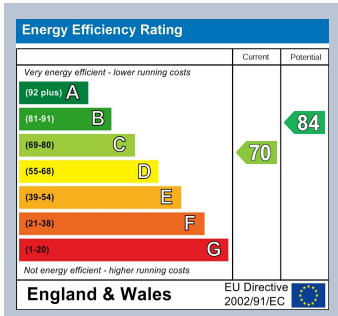
It is worth noting that the property is accessed via several steps at the front, as well as the rear, which may not be suitable for individuals with mobility concerns. Overall, this charming home presents an excellent opportunity for those seeking a comfortable living space in a vibrant community.

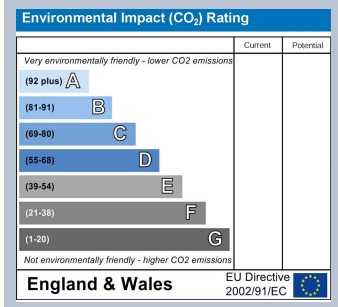
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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