



FRANCIS LOUIS
Residential



Iolanthe Drive, Exeter, EX4 9DZ

£230,000





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Exeter, EX4 9DZ

Offered to the market with no onward chain, this well-proportioned three-bedroom terraced home is situated in the popular residential area of Beacon Heath, Exeter, presenting an excellent opportunity for first-time buyers, families or investors.

The property offers a practical and well-balanced layout across two floors. On the ground floor, the kitchen is positioned at the front of the property, benefiting from good natural light and ample worktop and storage space. The layout then flows through to the living room, which provides a comfortable and inviting main reception area with plenty of room for everyday living.

To the rear, a bright conservatory overlooks the garden and provides direct access outside, creating excellent indoor-outdoor flow. This versatile space works perfectly as a dining area, playroom, home office or additional sitting room, depending on individual needs.

Upstairs, the property comprises three bedrooms, offering flexible accommodation for family life, guests or home working. The bedrooms are served by a family bathroom, conveniently located on the first floor.

Externally, the home benefits from an enclosed rear garden, providing manageable outdoor space for relaxation or entertaining. On-street parking is available directly outside.

Located close to local schools, shops and regular transport links, Beacon Heath remains a highly desirable and well-connected area. With no onward chain and strong potential, this property represents a fantastic opportunity in a popular part of the city. Early viewing is recommended.



Ground floor

The ground floor of the property offers a practical and well-arranged layout, providing comfortable and versatile living space. To the front of the home, the kitchen is well positioned and benefits from a functional design with a range of storage units and ample worktop space. Its layout caters well to everyday cooking and household needs, with room for appliances and scope for buyers to personalise or modernise over time if desired.

Moving through the property, the living room is located to the rear and serves as the main reception space. This is a good-sized and welcoming room, offering plenty of space for sofas and additional furnishings. Its proportions make it ideal for both relaxing evenings and entertaining, while its rear aspect creates a pleasant outlook towards the garden.

Leading directly from the living room is the conservatory, a bright and versatile addition that enhances the ground floor accommodation. This space enjoys views over the rear garden and provides direct access outside, creating an excellent connection between indoor and outdoor living. The conservatory works perfectly as a dining area, additional sitting room, playroom or home office depending on individual requirements.

Overall, the ground floor offers a well-balanced arrangement of spaces, with the kitchen positioned at the front and a generous living area flowing through to the conservatory at the rear, creating a practical and adaptable home environment.





First floor

Upstairs, the property offers well-proportioned and practical accommodation arranged off a central landing. The first floor comprises three bedrooms, each providing flexible space suited to a range of needs.

The principal bedroom is a comfortable double room, offering ample space for a bed and additional bedroom furniture while maintaining a bright and airy feel. The second bedroom is also well sized and ideal as a further double or generous single room, making it suitable for children, guests or shared living. The third bedroom provides additional versatility and works perfectly as a nursery, home office or study space, depending on lifestyle requirements.

The bedrooms are served by a family bathroom, conveniently located on the first floor. The bathroom is well positioned to accommodate the household and offers practical space for daily use.

Overall, the upstairs accommodation is well balanced and functional, providing comfortable sleeping quarters and flexibility for modern family life. The layout works particularly well for first-time buyers, young families or those seeking adaptable space for home working.

Location

Externally, the property benefits from on-street parking directly outside, providing convenient access for residents and visitors alike. To the front of the home is a small and manageable garden area, offering a pleasant approach to the property and the opportunity for planting or decorative landscaping without the burden of extensive maintenance.

To the rear, the property enjoys an enclosed garden, perfectly sized for those seeking outdoor space that is both usable and easy to maintain. The garden provides room for seating, potted plants or a small lawn section, making it ideal for relaxing in the warmer months, light gardening or enjoying time outdoors without significant upkeep. Its manageable proportions make it particularly appealing to first-time buyers, downsizers or busy households.

The property is located within the well-established and popular area of Beacon Heath, Exeter, a highly regarded residential neighbourhood known for its community feel and excellent convenience. Local shops, schools and everyday amenities are all within easy reach, while regular bus services provide straightforward access into Exeter city centre. The location also benefits from nearby green spaces and good road links to the wider area.

Overall, the outside space and location combine practicality and accessibility, offering a well-positioned home with manageable gardens and convenient parking in a desirable part of the city.

- Three-bedroom terraced home in Beacon Heath
- Well-proportioned accommodation over two floors
- Functional kitchen with ample storage
- Enclosed rear garden
- Ideal for first-time buyers
- Offered with no onward chain
- Good-sized living room
- Bright conservatory overlooking the garden
- Family bathroom on the first floor
- Convenient location close to schools, shops and transport links

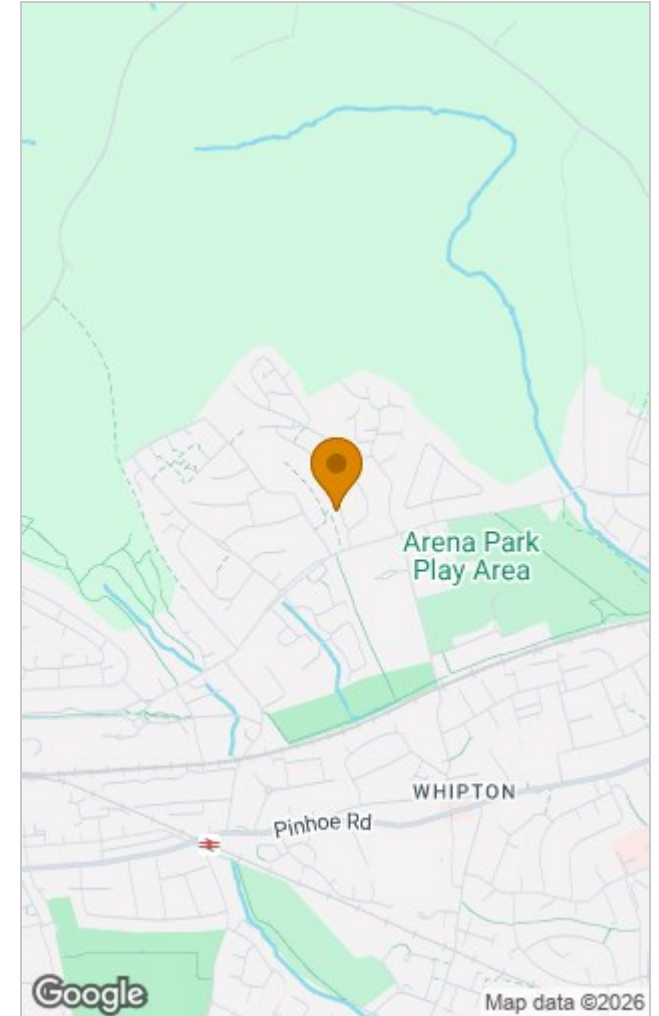




Floor Plans



Location Map



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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