



Connells

Iolanthe Drive
Exeter



Property Description

Approached via a private driveway, the property benefits from off-road parking and access to a single garage, with steps rising to the front entrance. The welcoming entrance hall leads through to a bright living room positioned at the front of the house, enjoying attractive views across parts of Exeter. To the rear, the property offers a spacious open plan kitchen/dining area, creating an ideal space for both everyday family life and entertaining, with doors opening directly onto the garden. On the first floor are three bedrooms, all served by a family bathroom.

Externally, the property boasts a particularly impressive and versatile garden. A patio area and level lawn sit to the side of the house, providing excellent space for outdoor dining and recreation. Steps rise to a pathway bordered by planted flower beds, leading to a further lawned garden area. This upper section also incorporates a decked seating area and garden storage chest, creating a wonderful outdoor retreat. The additional side garden is a rare and valuable feature for the road, providing significantly more outside space than many comparable properties nearby. The property has solar panels which are owned outright.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Solar panels are owned outright.

Living Room

Double glazed front aspect window, wall mounted radiator.

Kitchen/ Diner

Double glazed rear aspect window and door, wall and base units, work surfaces, sink unit, built-in fridge freezer, dish washer and washing machine, oven and hob.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath, shower, low level toilet, wash hand basin.

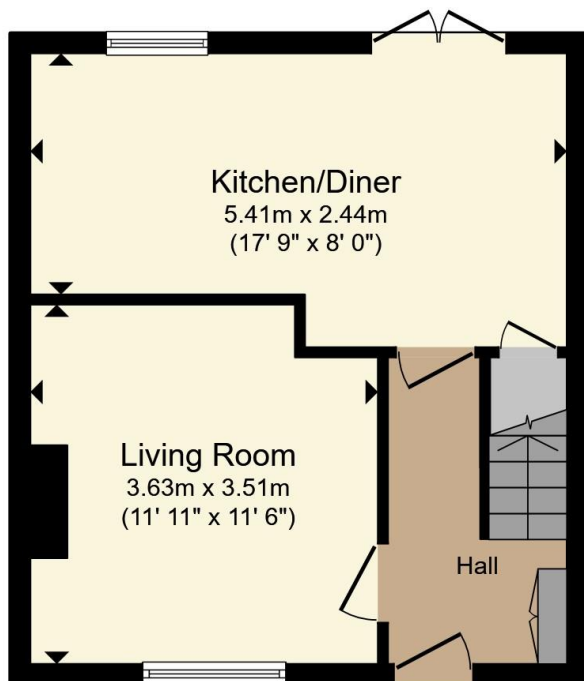
Rear Garden

Lawn area and decking to side, raised lawn, garden storage chest. Side gate.

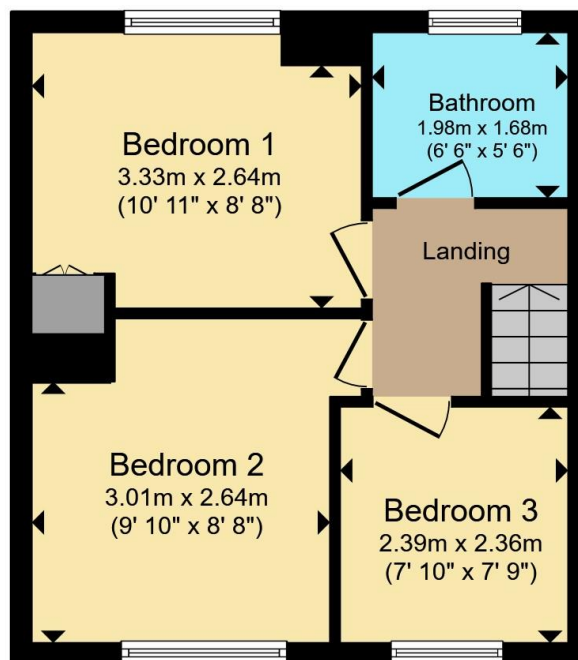
Parking

Parking space + garage with up and over door.





Ground Floor



First Floor

Total floor area 66.8 m² (719 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.io

Connells



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8-9 South Street
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/EXR318234

Tenure: Freehold



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