



19 Iolanthe Drive, Exeter, EX4 9EA  
Price Guide £250,000



FRANCIS LOUIS  
Residential

Guide Price £250,000 – Francis Louis are pleased to present this three-bedroom home on Iolanthe Drive, located within the popular and well-established Beacon Heath area of Exeter. Offering a well-balanced layout, a garage and excellent potential, the property represents a fantastic opportunity for buyers looking to personalise a home in a convenient residential location.

Internally, the accommodation is arranged over two floors and provides a practical and flexible layout. The ground floor comprises a separate kitchen, offering ample storage and worktop space for everyday use. The lounge is generous in size and serves as the main living area, comfortably accommodating seating and living furniture. To the rear of the property, a sun room adds valuable additional living space and enjoys direct access into the back garden, creating a bright and versatile area ideal for relaxing, dining or entertaining.

The first floor offers three bedrooms, all well proportioned for

their intended use. One of the bedrooms benefits from its own en-suite, providing a private and convenient addition, while the remaining bedrooms are served by a family bathroom. The layout is well suited to families, first-time buyers or those requiring a home office or guest room.

Externally, the rear garden provides a pleasant and manageable outdoor space, ideal for low-maintenance enjoyment. The property further benefits from a garage, offering secure parking or additional storage, adding to the practicality of the home.

Situated in Beacon Heath, the property is well placed for local shops, schools, green spaces and regular transport links into Exeter city centre. With its attractive price point, flexible accommodation and scope for improvement, this property presents an excellent opportunity to acquire a three-bedroom home with garage in a sought-after area.

Early viewing is recommended to appreciate the potential on offer.



## Ground Floor

The ground floor offers a well-planned and practical layout, providing comfortable and versatile living space ideal for modern day-to-day living. On entering the property, a welcoming hallway gives access to the main living areas and creates a natural flow through the home.

The separate kitchen is well positioned and sensibly arranged, offering ample worktop and cupboard space to support everyday cooking and meal preparation. Its layout provides excellent functionality while allowing scope for buyers to update or personalise the space to suit their own tastes.

The lounge is generously proportioned and forms the main reception room of the home. This inviting space easily accommodates a range of living furniture and benefits from good natural light, creating a comfortable environment for relaxing or entertaining.

To the rear of the property, the sun room provides valuable additional living space and acts as a natural extension of the lounge. Filled with light and enjoying direct access into the back garden, this versatile room is ideal as a dining area, seating space or playroom, offering excellent indoor-outdoor flow.

The ground floor layout is both practical and adaptable, offering a strong foundation for comfortable living while presenting excellent potential for improvement or modernisation. Overall, this level provides well-balanced living accommodation that complements the first-floor sleeping space and adds to the property's appeal as a fantastic opportunity home.



## First floor

The first floor offers a well-arranged and practical layout, providing comfortable accommodation suited to a variety of buyers. A central landing gives access to all rooms and creates a natural sense of separation between the living and sleeping areas of the home.

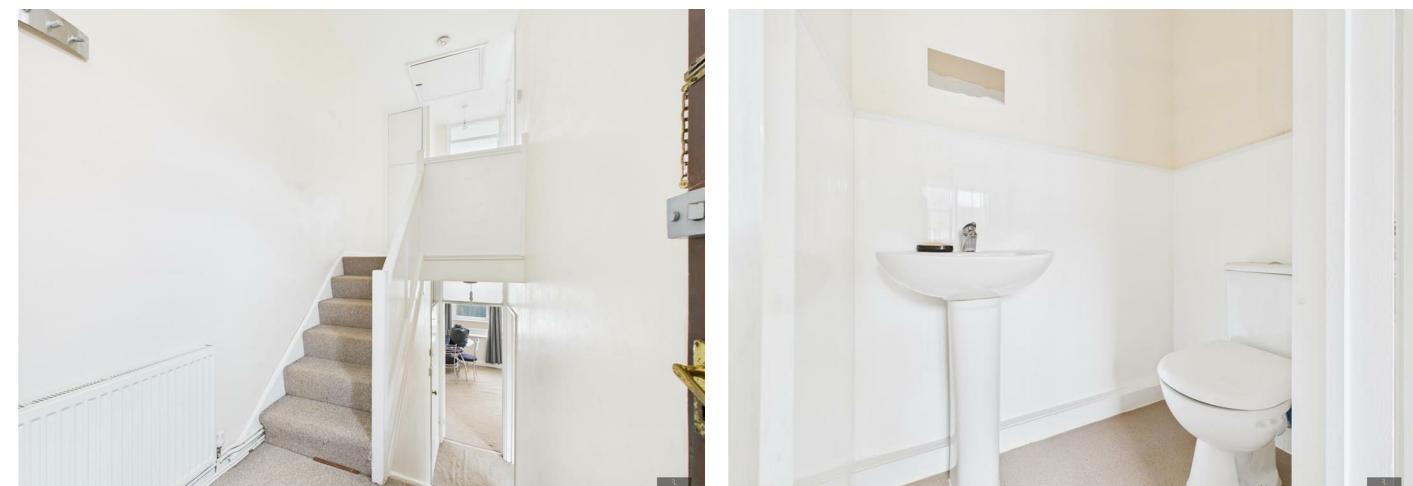
There are three bedrooms located on this level, each offering good proportions and flexibility of use. The principal bedroom benefits from its own en-suite, providing a private and convenient space ideal for everyday living. This room comfortably accommodates bedroom furniture while still feeling light and functional.

The remaining two bedrooms are both well sized for their intended use and lend themselves perfectly to children's rooms, guest accommodation or a home office. Their layout allows for a range of furniture arrangements, making them practical and adaptable spaces.

A family bathroom serves the additional bedrooms and is well positioned off the landing, ensuring ease of access for all occupants. The overall arrangement of the first floor works well for families and sharers alike, offering privacy, practicality and the potential to update or personalise to suit individual tastes.

Together, the first floor provides a comfortable and versatile sleeping arrangement, complementing the ground floor living space and enhancing the overall functionality of the home.

## Outdoor space







### Approximate total area<sup>(1)</sup>

813 ft<sup>2</sup>

## Ground Floor



(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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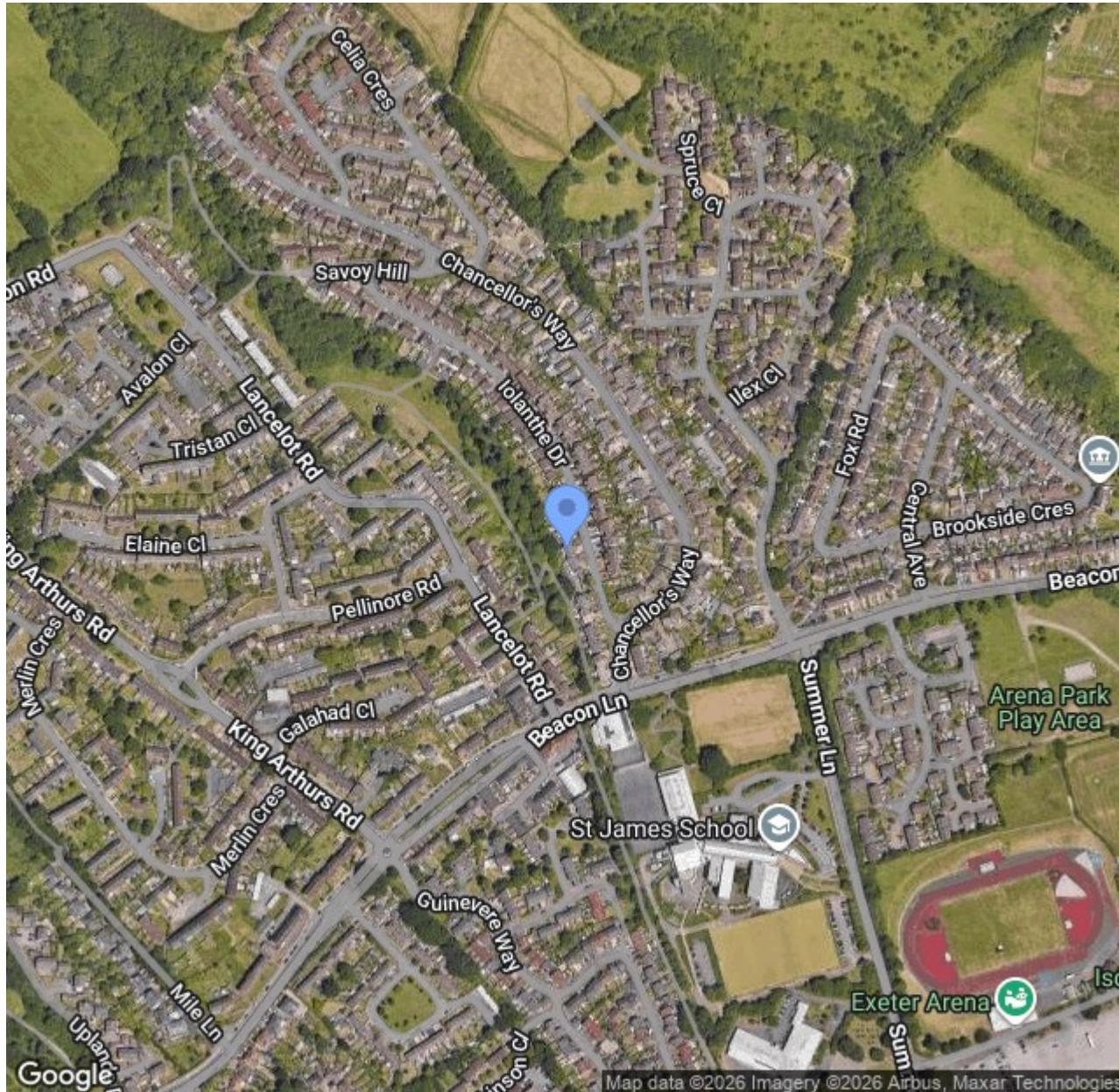
The outdoor space complements the interior accommodation well, offering a practical and low-maintenance setting ideal for everyday use. To the rear, the property benefits from a private garden that provides a pleasant outdoor area for relaxing, entertaining or enjoying warmer months. The garden is easily accessible from the sun room, creating a natural flow between indoor and outdoor living and making it an ideal space for alfresco dining or family use.

The layout of the garden allows scope for further landscaping or personalisation, whether that be additional seating areas, planting or a lawned section, offering buyers the opportunity to tailor the space to their own preferences. Its manageable size makes it particularly appealing to those seeking outdoor space without the burden of heavy upkeep.

The property further benefits from a garage, providing secure parking and valuable additional storage. This space is ideal for a vehicle, bicycles, tools or general household storage and adds a practical element that is increasingly sought after. The garage also offers flexibility for alternative uses such as a workshop or hobby space, subject to individual needs.

Overall, the outdoor areas offer a well-balanced combination of usability and potential, enhancing the appeal of the property as a great opportunity home in a popular residential location





- Three-bedroom home in the popular Beacon Heath area of Exeter
- Offered to the market at an attractive price of £250,000
- Excellent opportunity for buyers looking to add value or personalise
- Separate kitchen and lounge providing a practical layout
- Bright sun room to the rear with access to the garden
- Principal bedroom with en-suite
- Two further well-proportioned bedrooms
- Private rear garden ideal for low-maintenance outdoor enjoyment
- Garage providing secure parking or additional storage
- Close to local shops, schools, green spaces and transport links into the city

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