



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



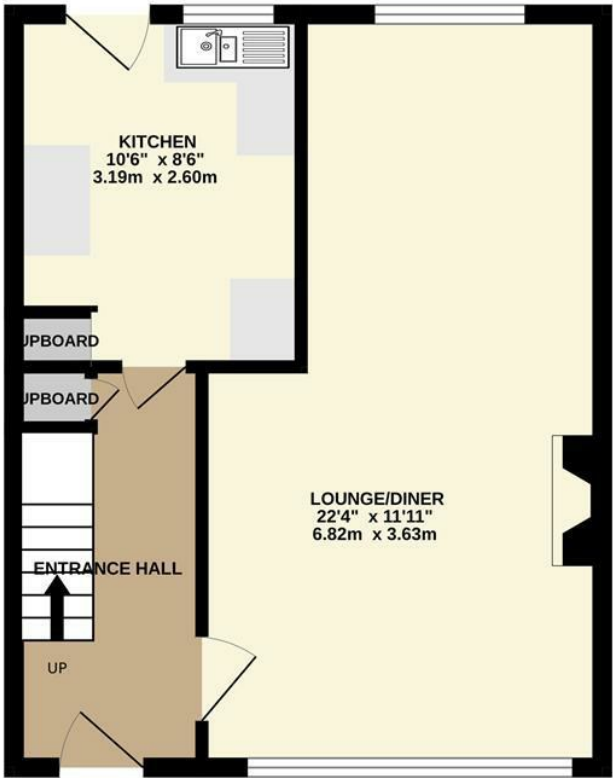
Council Tax Band: C

£1,275 Per Month

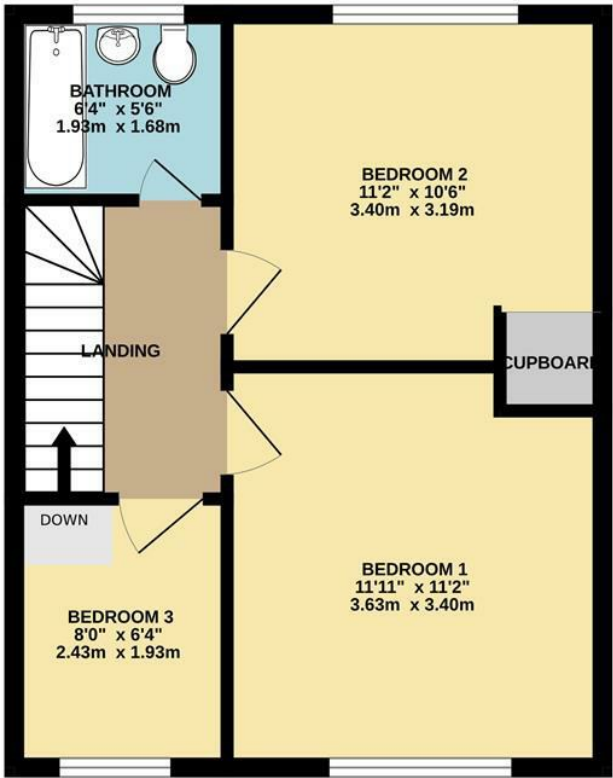
Iolanthe Drive,
, Exeter, EX4 9EA

www.naomijryan.co.uk

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

This well presented property is located in Beacon Heath, a popular and convenient location which is minutes on foot from St James High School and Willow Brook Infant and Junior School and a short walk to Whipton Village, Morrisons and Stokehill Schools.

It is also within easy commuting distance to the A30, M5 North and South, Met Office and Science Park.

Neutrally decorated throughout, the property comprises; spacious living dining room with electric fire and kitchen on the ground floor and three bedrooms, two doubles and a small single plus family bathroom with electric shower on the first floor.

The property has a driveway offering parking for one car and a garage with power and lighting.

The rear garden is on tiered levels and the front of the property has several steps to the front door so please consider this when requesting a viewing.

Available at the start of September 2026 - long term preferred.

EPC Rating C

Council Tax Band C

Holding Deposit £294



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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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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