

SOUTHGATE

ESTATES

*1 Toronto Road, Exeter,
Devon, EX4 6LE
£325,000*



Three Bedrooms, Character Features,
Enclosed Garden, Excellent Location,
Terraced House,
Spacious Accommodation,
Gas Central Heating

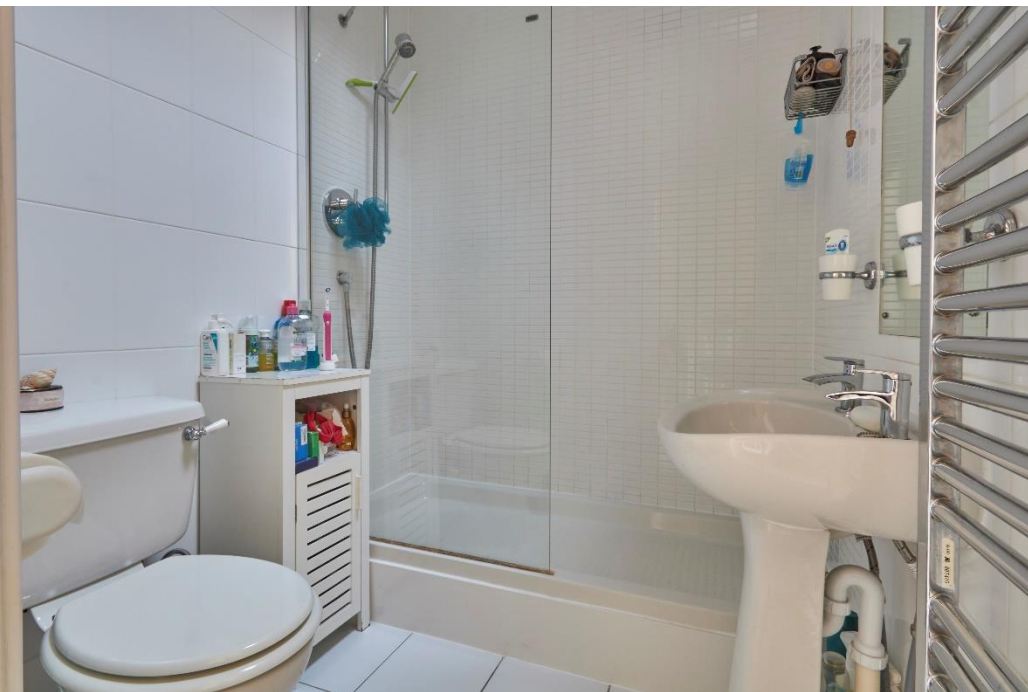
A characterful three bedroom house situated in the convenient area of St James. This central location is ideally placed within close distance of Exeter's High Street and offers easy access to three of Exeter's well respected schools including St Sidwell's Primary School, Stoke Hill Primary and Stoke Hill Junior School. There are also many nearby bus and rail links.

Internally, the accommodation comprises an entrance vestibule and hallway, with access to the bay-fronted living room, and an open-plan kitchen diner on the ground floor. Upstairs, there is a shower room and the three bedrooms, including a large master bedroom which extends across the front of the house. Outside is an attractive courtyard at the rear of the property, providing a relaxing space for seating and a small area at the front is ideal for storing bikes.





Ground Floor The front door opens to the entrance vestibule and hallway, which provides access to the first floor, along with doors into the living room and kitchen diner. The attractive living room offers an abundance of period features, including a cast-iron gas fireplace with shelving to the alcoves, decorative coving and picture rails, as well as a bay window to the front aspect. The spacious kitchen diner contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Space is available for a range cooker, a washing machine, a dishwasher and a tall fridge freezer. In addition, there is a gas fireplace, and there are further built-in storage cupboards, one housing the combination boiler, plus a larder cupboard with a light and space for a tumble dryer. Windows face the side and rear aspects and a door opens out to the garden.



First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the shower room, plus a large skylight. The master bedroom enjoys two windows to the front aspect allowing ample natural light, as well as a feature cast-iron fireplace with built-in storage to the alcoves. Bedroom two also benefits from a number of built-in cupboards, and a window to the rear aspect overlooking the garden. Bedroom three is currently used as an office, and includes a window to the rear aspect. Finally, the shower room comprises a pedestal wash basin, a close-coupled WC and a full-width shower cubicle. There is also a large skylight, and fully tiled walls and flooring.

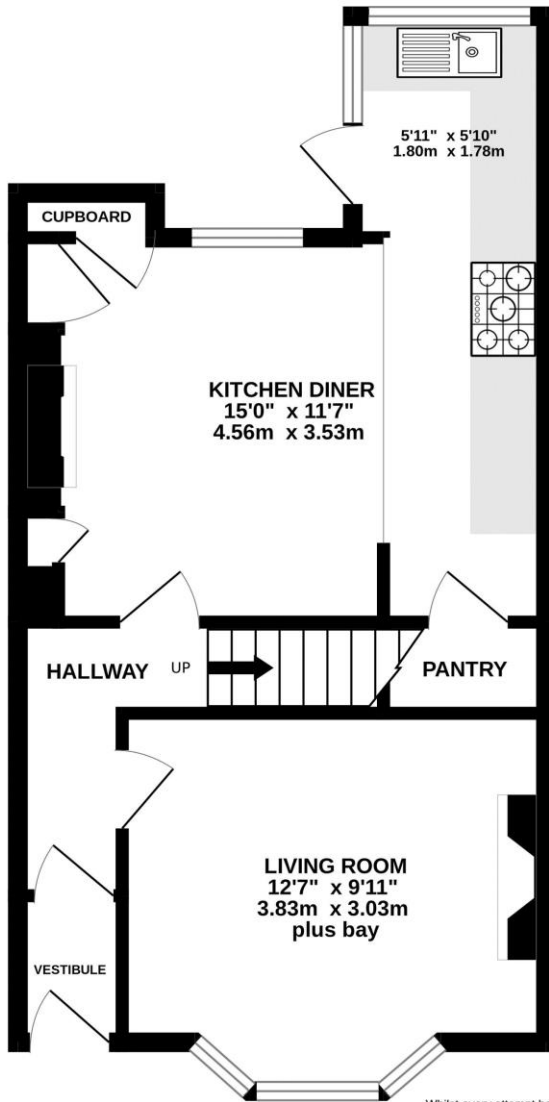
Garden The enclosed rear garden provides a pleasant space for outdoor seating, and is mainly paved, with well-stocked flowerbed borders.

Property Information Tenure: Freehold. Council Tax Band: C.

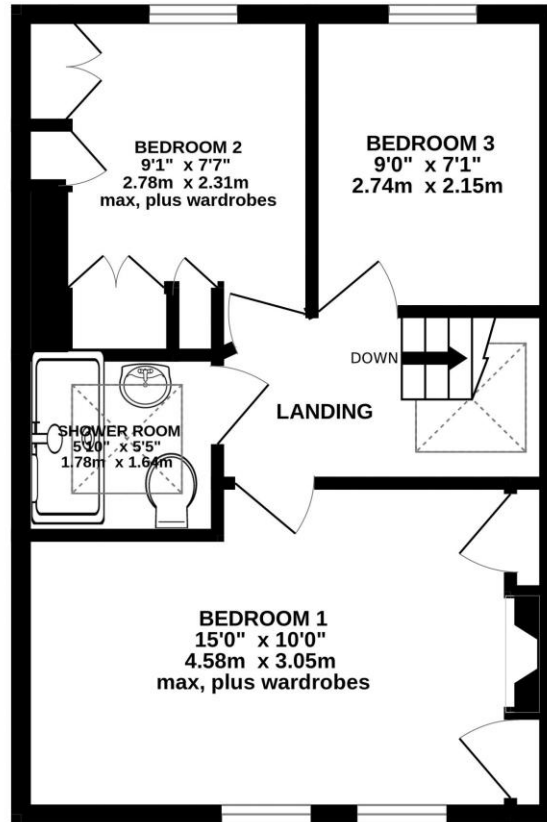




GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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