



SOUTHGATE

*1 Toronto Road, Exeter,
Devon, EX4 6LE
£315,000*



Three Bedrooms, Character Features, Enclosed Garden, Excellent Location, Terraced House, Gas Central Heating, No Onward Chain

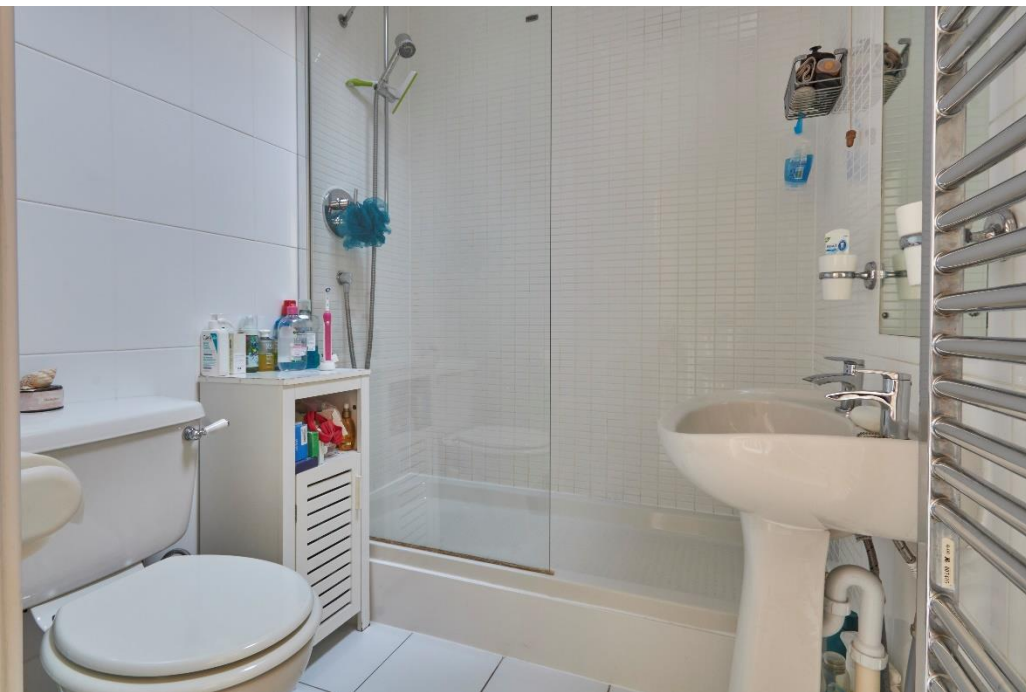
A characterful three bedroom home retaining a number of attractive period features, including a stained glass window, cast-iron fireplaces and picture rails. Situated in the convenient area of St James, the property is just a short distance from Exeter's High Street, with easy access to three of Exeter's well respected schools including St Sidwell's Primary School, Stoke Hill Primary and Stoke Hill Junior School. For public transport options, there are various nearby bus stops, as well as train links in and out of the city.

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 Upon entry, you are greeted by a beautiful stained glass door into the 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 larger 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 lead from the ground floor to the first floor landing which accommodates each of the three well-proportioned bedrooms. The master is situated to the front of the property, with two windows offering ample natural light to the space. The room is also complemented by attractive period features, such as a decorative cast-iron fireplace complete with built-in cupboards to the alcoves, as well as picture rails, adding to the charm of the property. Further built-in storage continues into the second bedroom, and the third bedroom is currently used as an office, offering flexible accommodation. 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.

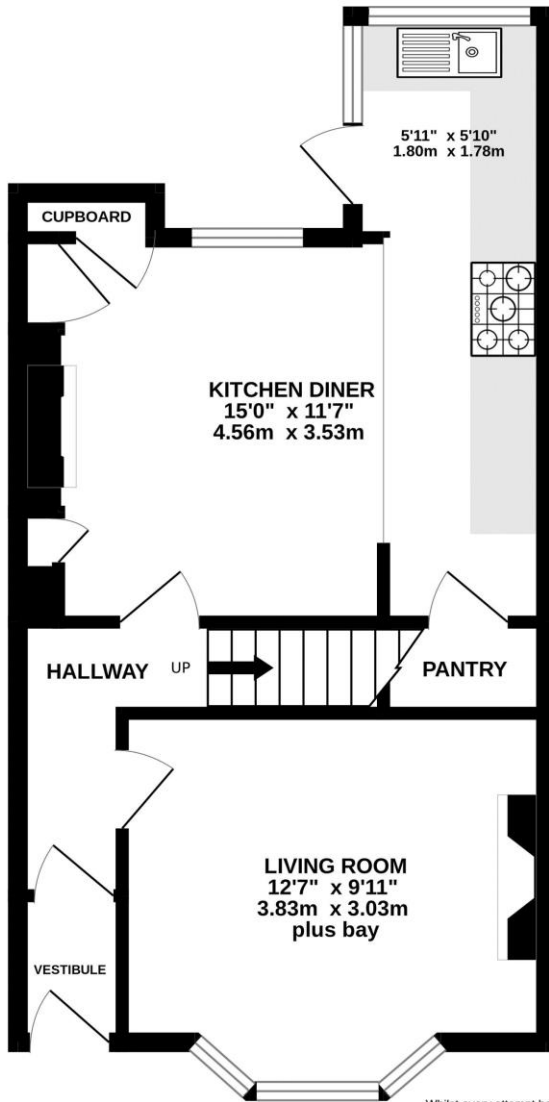
Garden A door opens out from the kitchen diner to the delightful walled rear garden which is framed by well-stocked flowerbed borders, offering a peaceful space for seating and outdoor dining.

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

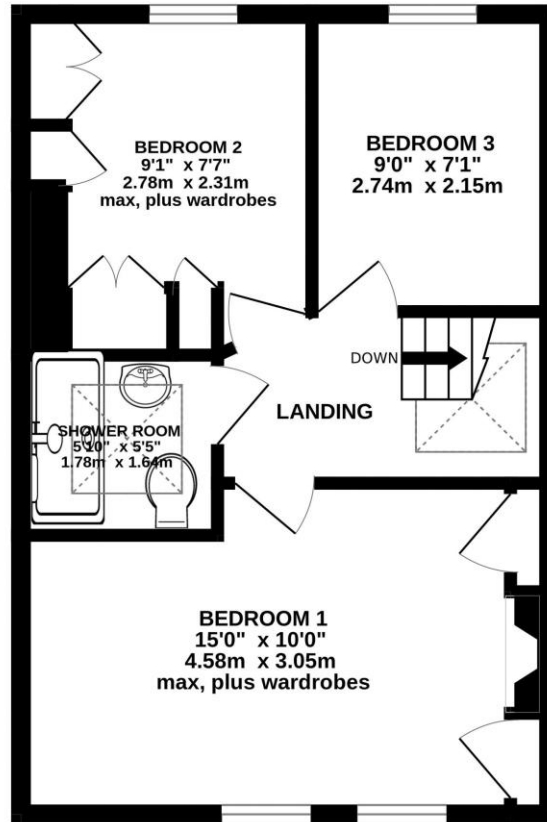




GROUND FLOOR



1ST FLOOR



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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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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