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55 Toronto Road, Exeter, Devon, EX4 6LF



SOUTHGATE
ESTATES

£1,800

*per calendar month
(whole property)*





55 Toronto Road

A spacious three bedroom student property available for the academic year 2026/27. The property is located in the central area of St James, and features three double letting rooms, a kitchen, living room/dining space, and a bathroom. There is also an enclosed garden to the rear.

The ideal location offers a number of amenities nearby, including convenience stores, St James station, various pubs, and the popular Belmont Park. The property is also well situated between both the Streatham Campus, and St Lukes Campus, as well as Exeter's high street.

- Rent £600 per person per month (bills excluded), £1,800 for the whole property per month.
- 11 Month Tenancy
- Subject to full referencing and affordability checks.
- A Holding Deposit of one week's rent will be required to reserve the property.
- A Tenancy Deposit of five weeks' rent will be required should an application be successful.

For full details of our fees please visit our website:

<https://www.southgateestates.co.uk/lettings/>



Ground Floor The front door opens to the entrance hallway which provides access to two of the downstairs room. The bedroom is situated to the front of the property, with a bay window allowing lots of natural lighting. A door opens into the spacious kitchen, which includes ample wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, and a washing machine. Two archways lead into the living room/dining space, which offers a tall fridge freezer, an additional freezer, plus a window and French doors to the garden.

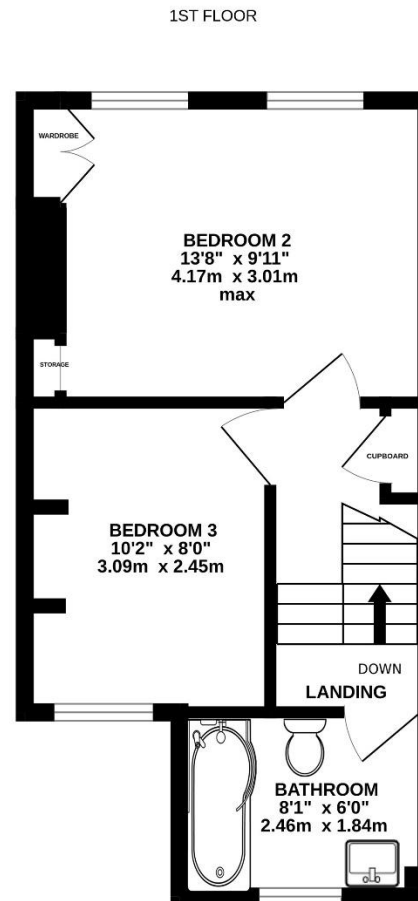
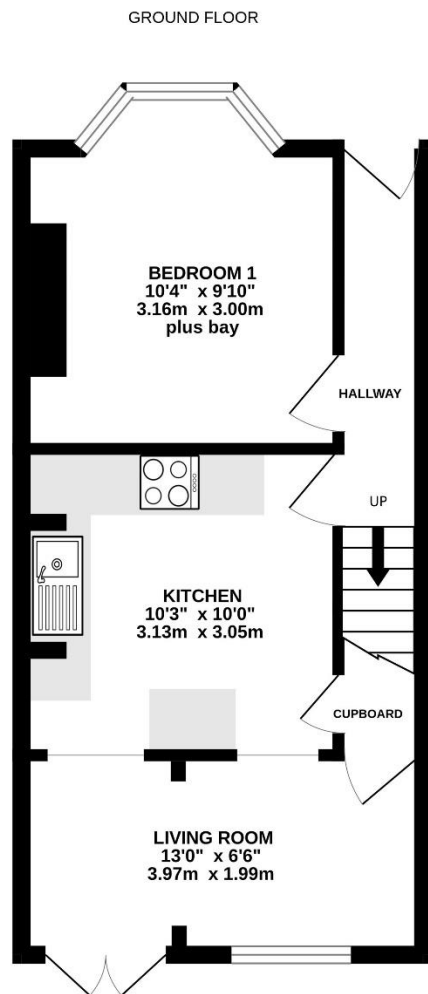


First Floor Stairs rise to the first floor landing which allows access to the remaining two bedrooms and the bathroom. The second bedroom enjoys two windows to the front aspect, and built-in storage/shelving into the alcoves. The third bedroom features a window to the rear aspect. Lastly, the modern bathroom comprises a wash basin with a mixer tap over and a vanity unit below, a close-coupled WC and a P-shaped bath. There is also a window to the rear aspect.

Garden The property benefits from an enclosed courtyard garden to the rear, which includes two storage sheds.

- *Three Double Bedrooms*
- *Student Let*
- *Terraced House*
- *Academic Year 2026/27*
- *Enclosed Garden*
- *Convenient Location*





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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE
ESTATES

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