



naomi j ryan  
estate agents

Development site with full planning permission granted for the demolition of existing garage block to construct 3 x three bedroom terraced dwellings (C3 Use Class) with external amenity space, first floor rear balconies, landscaping and associated works.

Guide: £390,000 Freehold



Proposed Street Elevation - Not to scale

Toronto Road,  
St James, Exeter, EX4 6LE

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)







## SUMMARY

Development site with full planning permission granted for the demolition of existing garage block to construct 3 x three bedroom terraced dwellings (C3 Use Class) with external amenity space, first floor rear balconies, landscaping and associated works.

Toronto Road offers a cul-de-sac position within this highly sought-after and convenient location with great access to the City Centre, the University of Exeter and other local amenities.

Full planning information can be found on the Exeter City Council web site using application 23/0653/FUL.

## PLANNING DOCUMENTS

Full planning information can be found on the Exeter City Council web site using application 23/0653/FUL.

## FURTHER INFORMATION

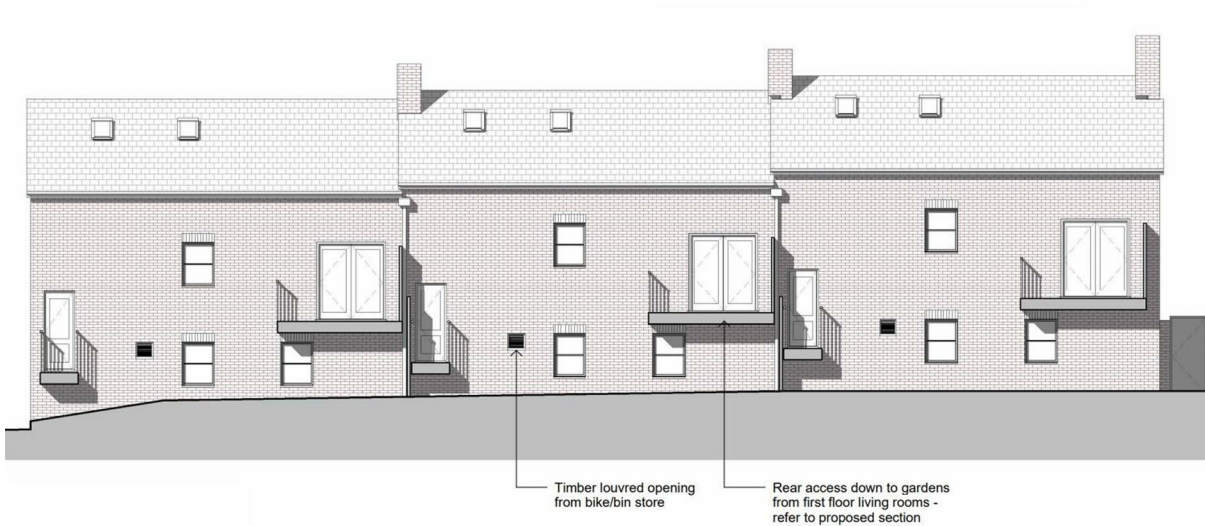
Contact Naomi J Ryan Estate Agents on 01392 215283.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

## AGENTS NOTE

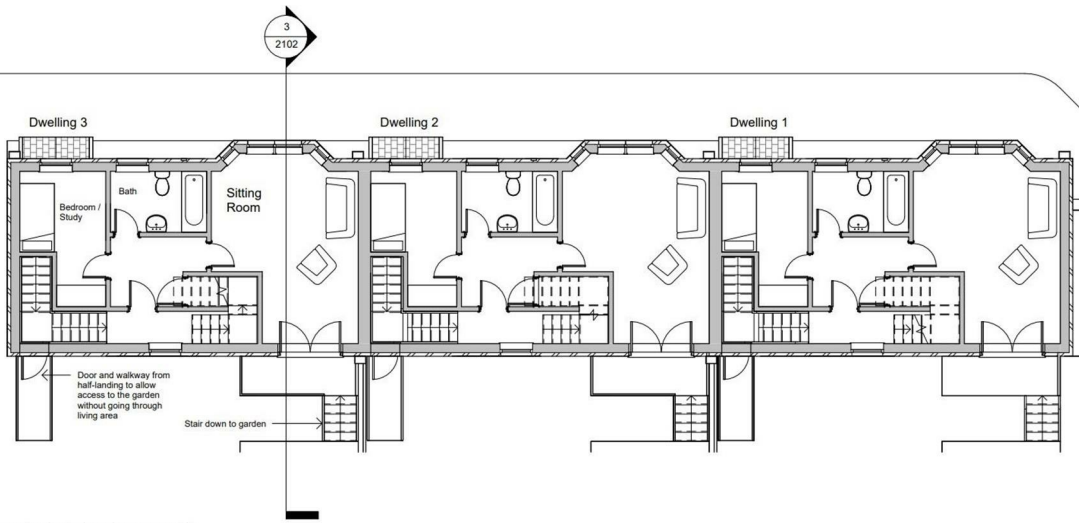
We hereby declare that the vendor of this property has an association with Naomi J Ryan Estate Agents.



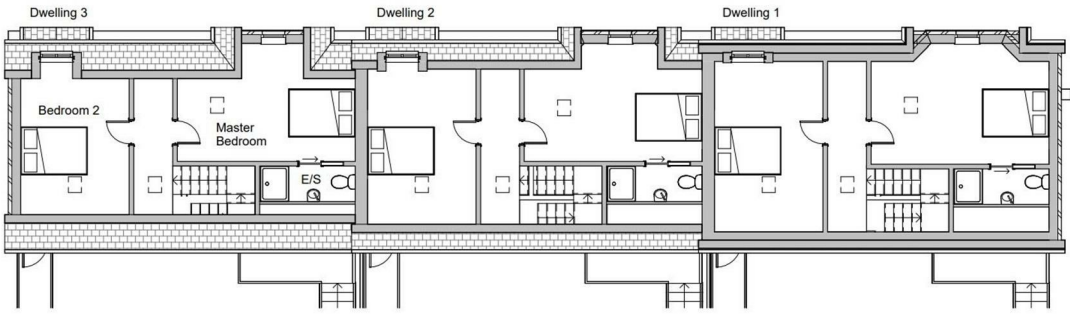
Proposed South Elevation - Not to scale



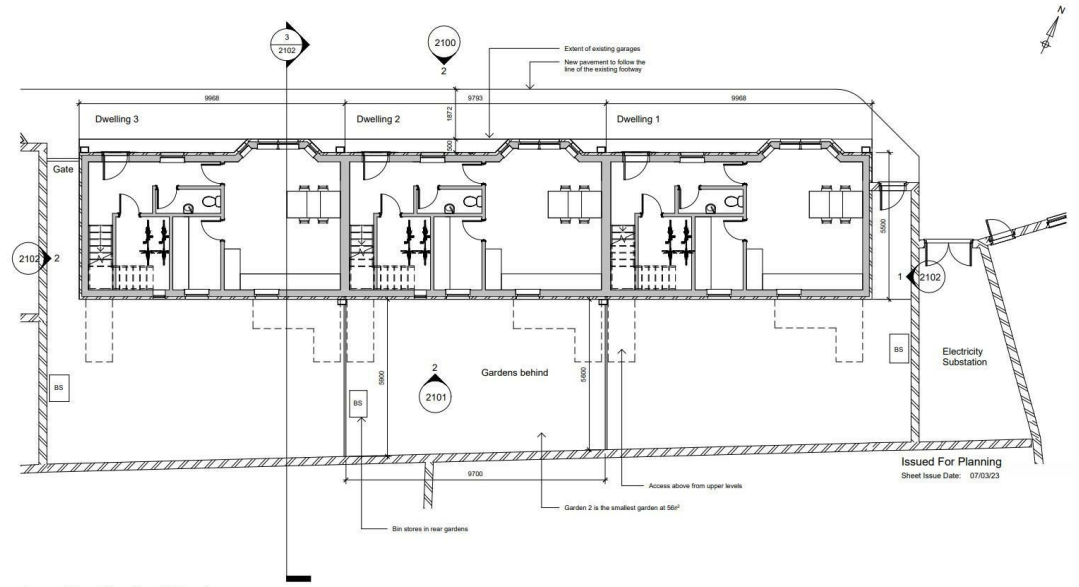
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Proposed First Floor Plan - Not to scale



Proposed Second Floor Plan - Not to scale



Proposed Ground Floor Plan - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



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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