



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit
Required



Southerly Rear Garden Council Tax Band: B

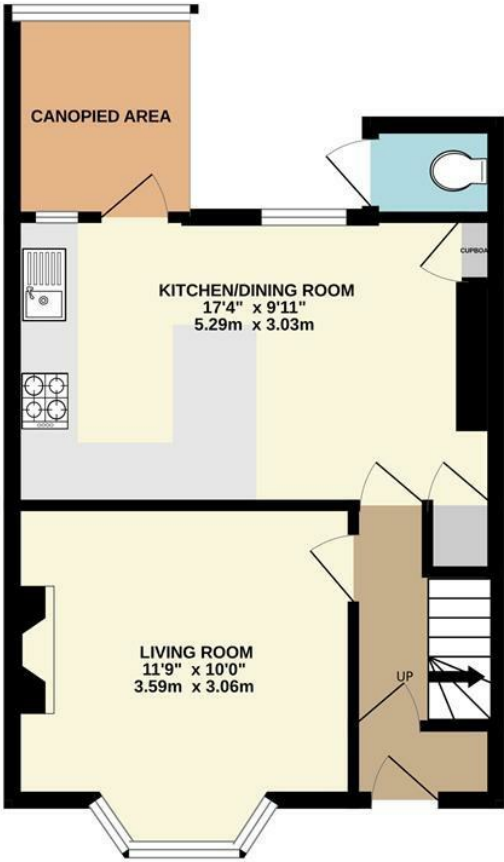


£280,000 Freehold

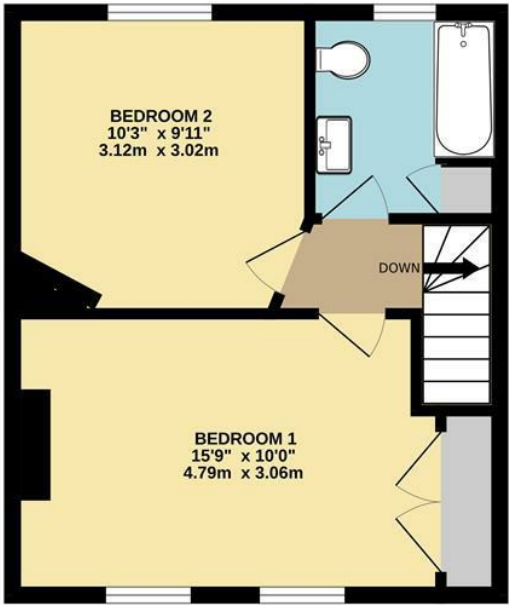
51 Toronto Road,
St James, Exeter, EX4 6LF

www.naomijryan.co.uk

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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SUMMARY

A beautifully presented two bedroom terraced house, enjoying a cul-de-sac position within this highly sought after and convenient location. The property offers great access to the City Centre, University of Exeter and other local amenities.

The property offers light and spacious accommodation throughout comprising in brief entrance porch, hallway, living room with feature bay window and wood burning stove and a kitchen/dining room across the back of the property. To the first floor are two double bedrooms and a bathroom. Outside is a charming rear garden enjoying a good degree of privacy and a sunny southerly aspect. Further features of the garden include a useful canopied area providing outside storage for bikes etc and a WC. On street parking is available to the front of the property, a permit is required.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick.

Heating: Gas Central Heating & Wood Burning Stove.

Utilities: Connected to mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>



360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

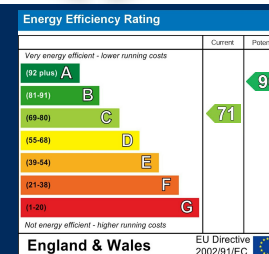
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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