



Toronto Road, Exeter, EX4 6LF

A well presented mid-terrace two bedroom house situated in the sought-after central location of Exeter, the property benefits from a central location with easy access to all the amenities and attractions the city has to offer. You'll find a wide range of shops, restaurants, cafes, and leisure facilities within walking distance.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

Ground floor:

Upon entering the property, you are greeted by a bright entrance hall with stairs leading up to the first floor.

The sitting room, located at the front of the property, offers a delightful and inviting atmosphere. One of its standout features is a spacious bay window that allows ample natural light to flood the room. The high ceiling further enhances the sense of openness, while the wooden floors add a touch of warmth to the space. Overall, the sitting room creates a cozy and welcoming ambiance for residents and guests alike.

The dining/kitchen room takes centre stage as the focal point of the house. This versatile space serves as both a dining area and a kitchen, bringing people together for meals and socializing. The private rear garden can be accessed directly from here.

The modern kitchen comprises of wooden flooring with a mixture of grey wall and base storage units and rolltop work surfaces.

The kitchen has a large range of integral appliances including a fridge/freezer, washing machine,

dishwasher, oven, four ring gas hob, extractor fan and sink/drainer.

First floor:

Bedroom one is large double bedroom with dual aspect windows and built in storage units, the bedroom overlooks the front aspect.

Bedroom two is a good size and located to the rear of the property with a window overlooking the rear garden.

The family bathroom comprises of a large bath with stand over shower, W/C and wash basin.

Outside:

The private rear garden has been laid with slabs in order to provide an attractive space that is functional for use all year around.

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

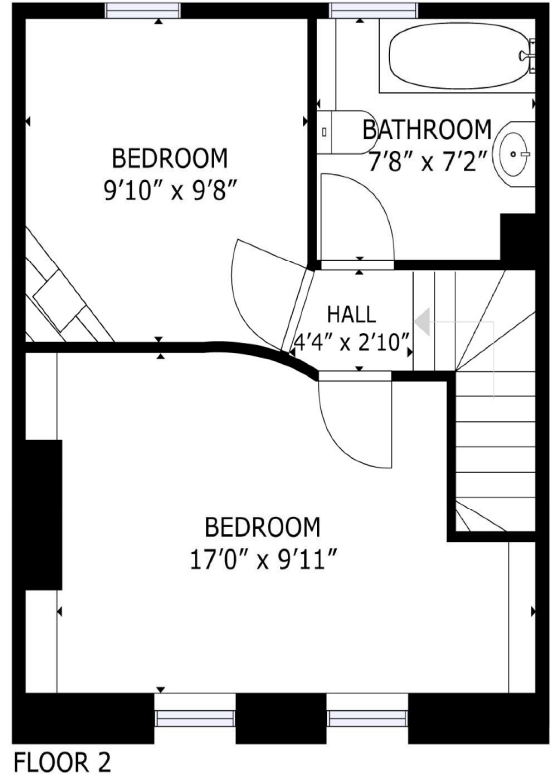
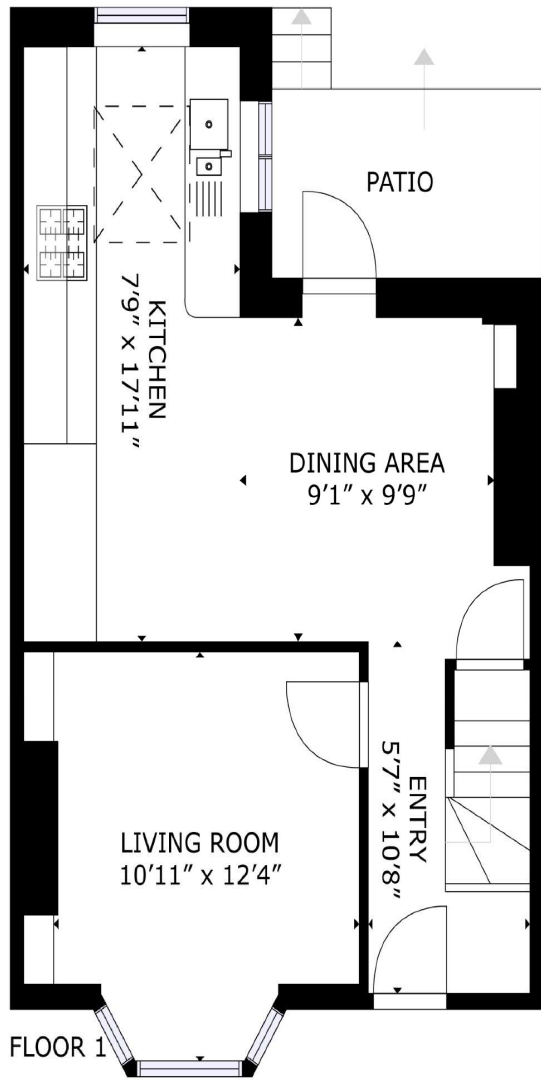


At a glance...

- Two bedrooms
- Mid terrace
- Two reception rooms
- Well-presented throughout.
- Private rear garden
- City centre location
- Residents parking
- Council tax band :B

PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.



GROSS INTERNAL AREA
 FLOOR 1: 462 sq.ft, FLOOR 2: 376 sq.ft
 TOTAL: 838 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	61 68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk