



Toronto Road, Exeter, EX4 6LF

A well presented and extended terraced house with two double bedrooms, two reception rooms, utility room and private rear garden, situated in the sought-after central location of Exeter. *No onward chain*

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:

A stylish and well situated terraced house benefiting from two double bedrooms, two reception rooms, modern kitchen & bathroom, utility room and private rear garden. Offered to the market with no onward chain.

Ground floor:

Sitting Room: Large bay window, wood effect laminate flooring, feature fireplace with wood lintel and slate hearth and radiator.

Dining Room: Door leading into kitchen, wood effect laminate flooring, understairs storage cupboard, and radiator.

Kitchen: A mixture of white wall and base storage units with roll-top work surfaces. Integral Belfast sink, eye level oven and microwave, four ring hob and extractor fan with further space for a standalone fridge/freezer. Laminate flooring, door leading into private rear garden and radiator.

Utility: Space for appliances such as washing machine, tumble dryer and dishwasher. Dual aspect windows, wooden floorboards, low level W/C and wash basin.

First floor:

Bedroom one: Large double bedroom, dual aspect windows, carpet flooring, and two radiators.

Bedroom two: Further double bedroom, window overlooking the rear aspect, carpet flooring and radiator.

Family bathroom: Modern bathroom, large stand in shower, low level W/C, wash basin, window and radiator.

Outside:

Outside: Good size private rear garden. Patio leading into artificial grass with a brick built planting bed.

Residents permit parking.

Location:

Toronto road is located a short walk away from the city centre of Exeter.

Exeter is a vibrant, attractive and historic city. The city benefits from many restaurants, independent and national shops, pubs, bars and historical attractions. There are also many excellent public and state schools to choose from. The rest of the country is easily accessible from Exeter due to its transport links including two train lines to London (London Paddington 120 minutes), Exeter airport, bus links and the M5 motorway. The national park of Dartmoor and the beautiful south coast of Devon are also easily accessible.



At a glance...

- Two double bedrooms
- Two reception rooms
- Terraced
- Modern kitchen
- Utility Room
- Large family bathroom
- Central location
- No onward chain
- Residents permit parking

PROPERTY INFORMATION:

Tenure: Freehold
Council tax band: B

Utilities:

Mains gas, electric, water & drainage.

Internet:

Available speeds checked on Ofcom 02/24:

1000mps download & 220mps upload.

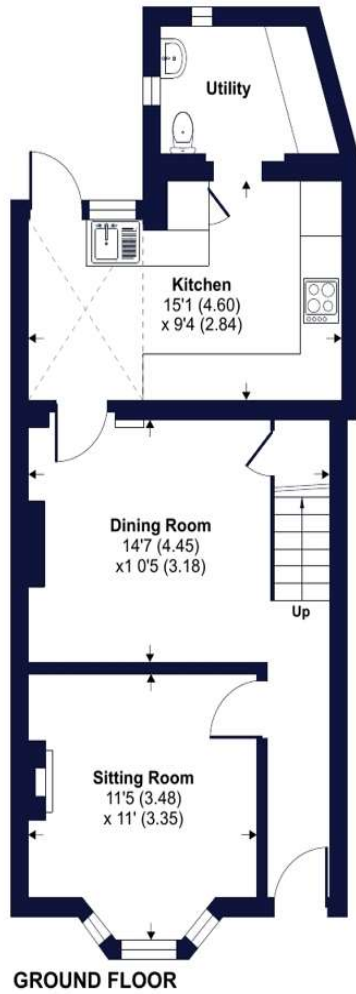
Mobile:

Available coverage for both voice and data checked on Ofcom 02/24: EE, Three, Vodafone, O2

Toronto Road, Exeter, Devon, EX4

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1087604

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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