



**33 TORONTO ROAD  
EXETER  
DEVON  
EX4 6LE**



**£315,000 FREEHOLD**



**An opportunity to acquire a characterful three storey end terraced house occupying a highly convenient position within close proximity to local amenities and Exeter city centre. Three bedrooms. Ensuite bathroom to impressive master bedroom. Spacious first floor bathroom. Entrance vestibule. Reception hall. Sitting room. Separate dining room. Kitchen. Enclosed walled rear garden. Gas central heating. A great family home. No chain. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

uPVC front door leads to:

### **ENTRANCE VESTIBULE**

Exposed wood flooring. Dado rail. Cloak hanging space. Attractive coloured glass panelled internal door leads to:

### **RECEPTION HALL**

Exposed wood flooring. Radiator. Dado rail. Stairs rising to first floor. Smoke alarm. Panelled door leads to:

### **SITTING ROOM**

12'10" (3.91m) into recess x 10'4" (3.15m). A characterful room. Exposed wood flooring. Radiator. Feature cast iron fireplace with tiled hearth, fire surround and mantel over. Fitted shelving into alcoves. Dado rail. Coved ceiling. Television aerial point. uPVC double glazed window to front aspect.

From reception hall, glass panelled door leads to:

### **DINING ROOM**

11'2" (3.40m) x 12'10" (3.91m) maximum into recess reducing to 11'0" (3.35m). Exposed wood flooring. Radiator. Dado rail. Marble effect fireplace with raised hearth, wood surround and mantel over. Fitted shelving into alcoves. uPVC double glazed door provides access and outlook to rear garden. Double opening doors lead to:

### **KITCHEN**

10'8" (3.25m) average measure x 7'0" (2.13m) average measurement. Fitted with a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashbacks. Single drainer sink unit with mixer tap. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Understair recess housing electric consumer unit and gas meter. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed door provides access to rear garden.

### **FIRST FLOOR LANDING**

uPVC double glazed window to side aspect. Smoke alarm. Radiator. Exposed wood flooring. Stairs rising to second floor. Panelled door leads to:

### **BEDROOM 3**

10'2" (3.10m) x 6'8" (2.03m) average measurement. Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

### **BEDROOM 2**

10'2" (3.10m) x 9'8" (2.95m) maximum into recess. Feature cast iron fireplace with wood surround and mantel over. Built in wardrobe into alcove. Exposed wood flooring. Radiator. uPVC double glazed window to front aspect.

From first floor landing, panelled door leads to:

### **BATHROOM**

11'0" (3.35m) maximum x 9'4" (2.84m) maximum. A spacious bathroom comprising panelled bath with electric shower unit over and tiled splashback. Low level WC with concealed cistern. Wash hand basin with tiled splashback. Wall mounted concealed boiler serving central heating and hot water supply. Radiator. Dado rail. Obscure uPVC double glazed window to rear aspect.

### **SECOND FLOOR LANDING**

uPVC double glazed window to side aspect. Panelled door leads to:

### **BEDROOM 1**

15'0" (4.57m) average measurement x 13'6" (4.11m) maximum. A fabulous light and spacious room. Pitched ceiling. Range of built in wardrobes. Exposed wood flooring. Radiator. Four wall light points. Large uPVC double glazed window to side aspect. Double glazed Velux style window to front aspect offering outlook over neighbouring area, parts of Exeter and beyond. Part obscure glazed door leads to:

### **ENSUITE BATHROOM**

A matching suite comprising panelled bath with electric shower unit over and folding glass shower screen. Low level WC. Wash hand basin with tiled splashback. Exposed wood flooring. Radiator. uPVC double glazed window to rear aspect.

### **OUTSIDE**

To the rear of the property is an enclosed walled garden mostly laid to paving and raised shrub beds. The rear garden is enclosed to all sides whilst a side gate provides pedestrian access.

## **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – EE and Three voice & data limited, O2 and Vodafone voice and data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very low risk

Mining: No risk from mining

Council Tax: Band C (Exeter)

## DIRECTIONS

From Sidwell Street roundabout take the turning into Old Tiverton Road and continue along taking the 1<sup>st</sup> right into Toronto Road.

## VIEWING

Strictly by appointment with the Vendors Agents.

## AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

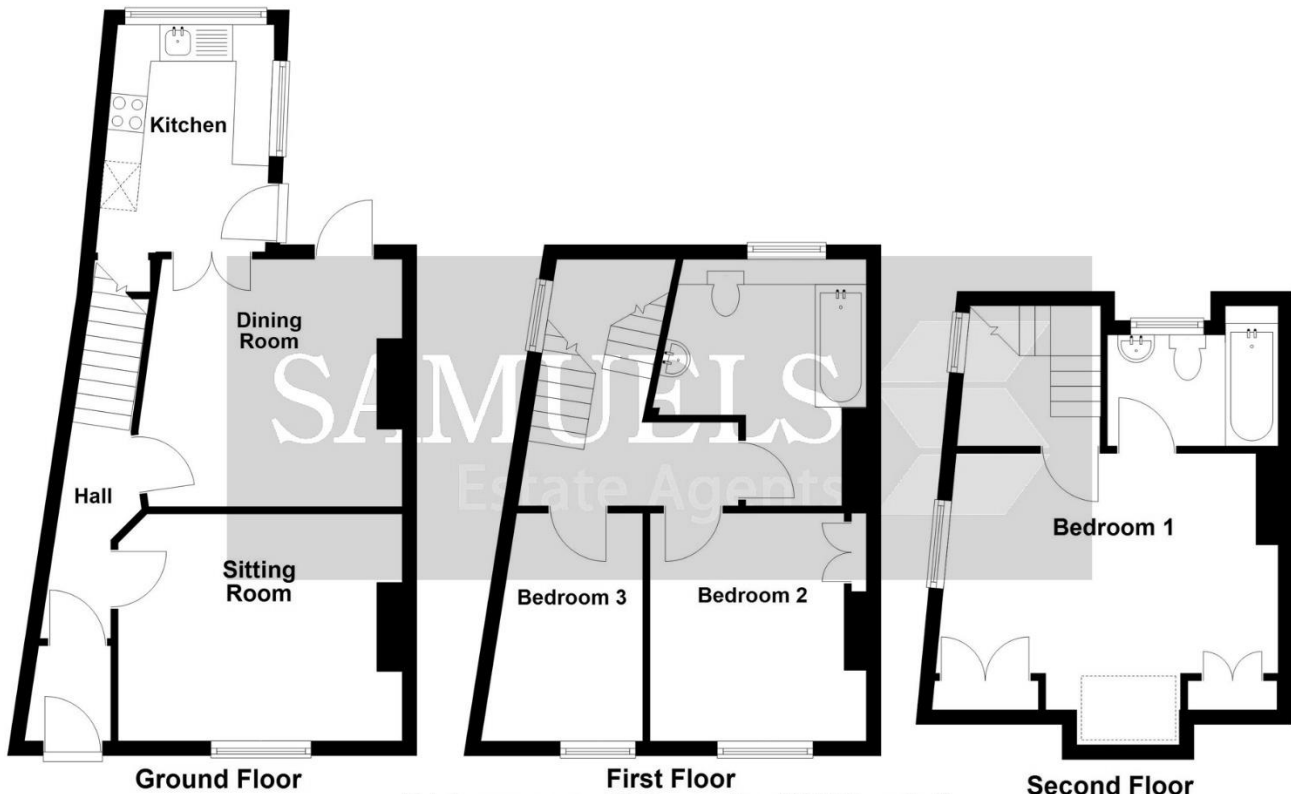
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## AGENTS NOTE MONEY LAUNDERING POLICY

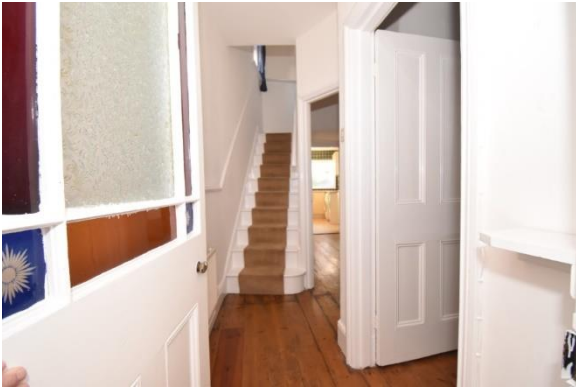
Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

## REFERENCE

CDER/1224/8825/AV



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)  
Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		