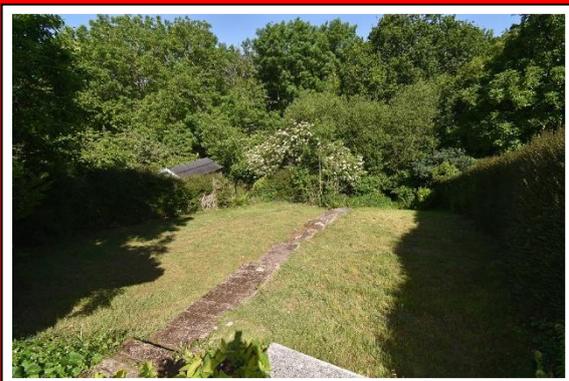




**52 ARGYLL ROAD  
EXETER  
DEVON  
EX4 4RY**



**GUIDE PRICE £500,000 FREEHOLD**



**An opportunity to acquire a well proportioned 1930's style semi detached family home situated in this highly sought after residential location with fine outlook and views over neighbouring Duryard Valley and beyond whilst convenient to University and Exeter city centre. Good decorative order throughout. Three bedrooms. Spacious first floor bathroom. Reception hall. Sitting room. Separate dining room. Light and spacious kitchen/breakfast room. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Garage. Good size lawned rear garden. Prestigious private road location. A great family home. No chain. Viewing highly recommended.**

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

uPVC double glazed front door leads to:

### **ENCLOSED ENTRANCE PORCH**

Decorative tiled flooring. Double glazed glass roof. uPVC double glazed windows to both front and side aspects. uPVC double glazed door leads to:

### **RECEPTION HALL**

Laminate wood effect flooring. Radiator. Stairs rising to first floor. Cloaks cupboard. Smoke alarm. Understair storage cupboard. Obscure uPVC double glazed window to side aspect. Door to:

### **SITTING ROOM**

13'2" (4.01m) into recess x 12'10" (3.91m). A light and spacious room. Laminate wood effect flooring. Decorative tiled fireplace with raised hearth, inset living flame effect gas fire, fire surround and mantel over. Radiator. Telephone point. uPVC double glazed double opening French doors, with matching full height side windows, providing access and outlook to front garden also enjoying fine outlook and views over neighbouring Duryard Valley and beyond (window shutters included in sale).

From reception hall, door to:

### **DINING ROOM**

11'0" (3.35m) into recess x 11'0" (3.35m). Laminate wood effect flooring. Radiator. Fireplace with fitted gas fire. Double glazed sliding patio door providing access to rear garden also enjoying outlook over neighbouring Duryard Valley.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

16'6" (5.03m) x 9'2" (2.79m). Fitted with a range of matching wood fronted base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Space for electric cooker. Space for upright fridge freezer. Plumbing and space for slimline dishwasher. Radiator. Space for table and chairs. Deep storage cupboard housing boiler serving central heating and hot water supply. uPVC double glazed windows to both side and rear aspects enjoying fine outlook over neighbouring Duryard Valley and beyond. uPVC double glazed door provides access to side elevation.

### **FIRST FLOOR LANDING**

Access to roof space. Obscure uPVC double glazed window to side aspect. Door to:

### **BEDROOM 1**

12'10" (3.91m) x 11'10" (3.61m) into wardrobe space. Radiator. Range of built in bedroom furniture consisting of two double wardrobes, central dressing table with large fitted mirror, range of overhead storage cupboards and additional wardrobe. uPVC double glazed window to front aspect offering fine outlook over neighbouring Duryard Valley and countryside beyond. (window shutters including in sale)

From first floor landing, door to:

### **BEDROOM 2**

11'0" (3.35m) x 9'10" (3.0m) excluding wardrobe space. Radiator. Two built in cupboards/wardrobes. uPVC double glazed window to rear aspect offering fine outlook over neighbouring Duryard Valley and countryside beyond.

From first floor landing, door to:

### **BEDROOM 3**

8'4" (2.54m) x 7'6" (2.29m). Radiator. Picture rail. uPVC double glazed window to front aspect again offering fine outlook and views over neighbouring Duryard Valley and beyond (window shutters including in sale).

From first floor landing, door to:

### **BATHROOM**

9'0" (2.74m) x 7'2" (2.18m). A spacious bathroom comprising panelled bath with traditional style mixer tap including shower attachment. Low level WC. Wash hand basin. Tiled shower enclosure with fitted mains shower unit. Part tiled walls. Radiator. Tiled flooring. Extractor fan. Two obscure uPVC double glazed windows to rear aspect.

### **OUTSIDE**

Directly to the front of the property is a raised area of garden laid to attractive paving and shaped area of lawn. Steps and pathway lead to the front door. To the left side elevation is a private driveway providing ample parking in turn providing access to:

### **GARAGE**

15'0" (4.57m) x 8'4" (2.54m). Power and light. Up and over door providing vehicle access.

The rear garden is a particular feature of the property consisting of a raised paved patio with steps leading to a shaped area of lawn. Concrete patio. Outside WC. Brick built storage shed. Dividing pathway leads to an area of garden with area of lawn. Raised timber decked terrace. Large summer house. Dividing pathway leads to the lower end of the garden which consists of a concrete patio and sloped area of lawn.

### **TENURE**

#### **FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, electric, gas

Drainage – Septic tank drainage

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band E (Exeter)

### **DIRECTIONS**

From Samuels Estate Agents' Longbrook Street office continue down the road, over the mini roundabout and proceed straight ahead. At the traffic light/crossroad junction again proceed straight ahead up into Pennsylvania Road and continue to the brow of the hill turning left into Doriam Close then immediately right into Argyll Road, proceed down and the property in question will be found on the right hand side.

### **VIEWING**

**Strictly by appointment with the Vendors Agents.**

**AGENTS NOTE**

We have been advised that there is an annual maintenance charge of £75 payable to Duryard Trust who levy a contribution to all owners with the estate which covers maintenance of the roads and paths within the estate as well as public liability insurance. The Argyll Road Residents Association (ARRA) maintains the road surface and therefore receive a discount of £17 for all owners on Argyll Road.

**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.

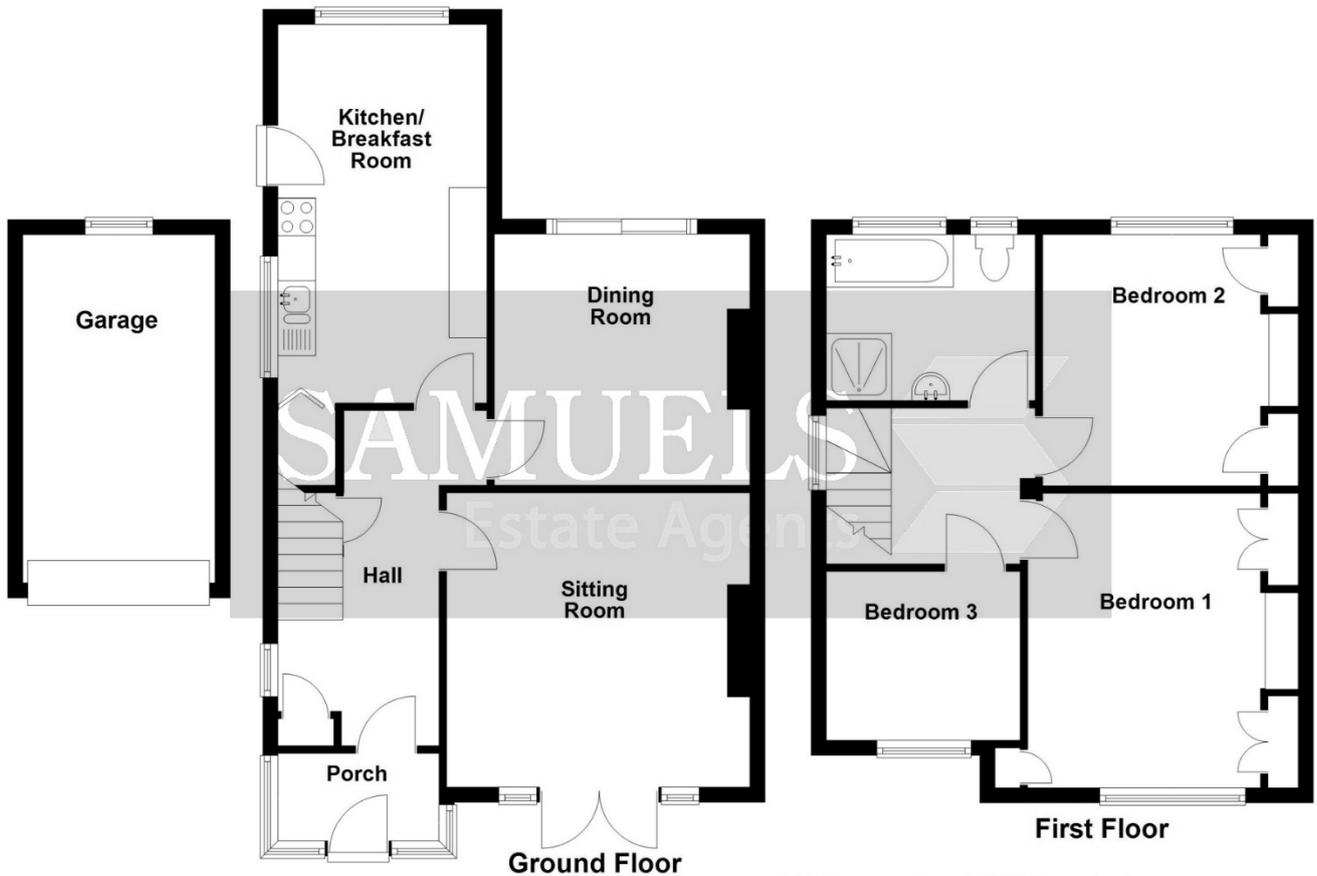
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**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/0525/8959/AV**



Total area: approx. 111.7 sq. metres (1202.3 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		