

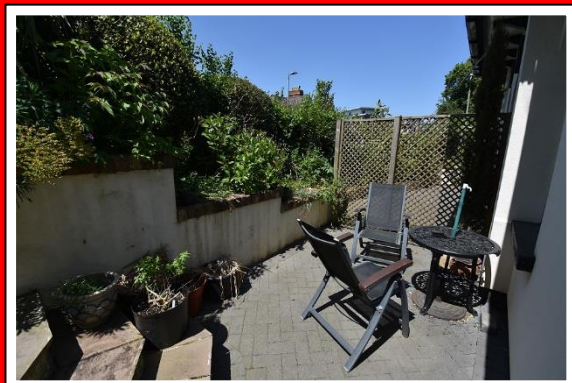
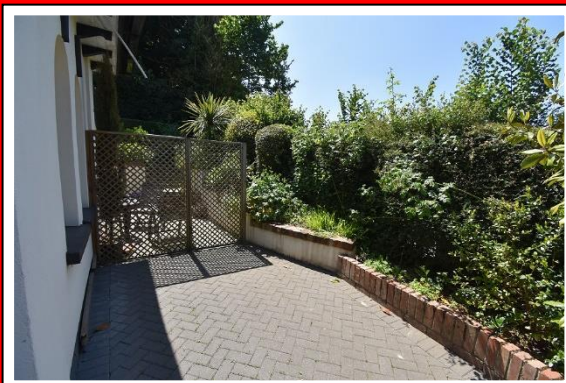


**DURYARD LODGE
LOWER ARGYLL ROAD
EXETER
DEVON
EX4 4QS**

PROOF COPY



OFFERS IN REGION OF £250,000 FREEHOLD



A delightful highly individual detached lodge house occupying a convenient position providing good access to Exeter city centre, university and St Davids mainline railway station. Characterful accommodation comprising entrance vestibule. Two bedrooms. Study. Sitting room. Separate dining room. Kitchen. Refitted modern shower/wet room. Lean to. Gas central heating. Double glazing. Attractive block paved private driveway providing parking for approximately two vehicles. Mature rear garden with two patio areas. A unique home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive arched front door, with inset double glazed panels, leads to:

ENTRANCE VESTIBULE

Tiled floor. Electric consumer unit. Panelled internal door leads to:

SITTING ROOM

16'5" (5.0m) into bay x 11'0" (3.35m) into recess. A characterful room with feature high ceiling. Two radiators. Fireplace with inset living flame effect fire. Ceiling rose. Three attractive arched double glazed sash windows to front aspect. Panelled door leads to:

BEDROOM 1

10'6" (3.20m) maximum into wardrobe space x 10'2" (3.10m). Built in triple wardrobe with mirror fronted doors. Two additional single wardrobes with overhead storage cupboards. Radiator. Feature high ceiling. Ceiling rose. Two arched double glazed sash windows to side aspect.

From sitting room, archway opens to:

INNER HALLWAY

Door to:

BEDROOM 2

13'2" (4.01m) x 7'4" (2.54m) maximum. Radiator. Storage cupboard housing boiler serving central heating and hot water supply. Feature arched double glazed sash window to side aspect.

From inner hallway, open plan to:

DINING ROOM

11'5" (3.48m) x 7'10" (2.39m). Radiator. Picture rail. Telephone point. Double glazed sash window to rear aspect. Panelled door leads to:

KITCHEN

12'2" (3.71m) maximum x 6'2" (1.88m). Ceramic sink unit, with mixer tap, set within roll edge worktop with base cupboards under. Integrated washing machine. Two ring electric Smeg hob. Fitted roll edge worktop. Radiator. Fitted shelving. Feature arched window to rear aspect with outlook over rear garden. Double glazed door provides access to:

LEAN TO

18'10" (5.74m) x 4'2" (1.27m). With power and light. uPVC double glazed door provides access to front elevation. uPVC double glazed door provides access to rear garden.

From kitchen, door provides access to:

SHOWER/WET ROOM

6'2" (1.88m) x 3'10" (1.17m). A quality fitted shower/wet room with fitted main shower unit including separate shower attachment. Wall hung wash hand basin with modern style mixer tap. Low level WC with concealed cistern. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure glazed window to side aspect. Interconnecting door leads to:

STUDY/GUEST ROOM

6'4" (1.93m) x 5'6" (1.68m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

OUTSIDE

The property is approached via a pillared entrance leading to an attractive brick paved private driveway providing parking for approximately two vehicles (dependant on size). Raised shrub bed stocked with a variety of maturing shrubs, plants and neat hedgerow. Access to front door with courtesy light. To the right side elevation is a timber trellis gate leading to the rear garden, which is a particular feature of the property, consisting of an attractive brick paved patio with raised shrub beds stocked with a variety of maturing shrubs, plants and hedgerow. Block paved pathway, with water tap, provides access to lean to. From the patio wide steps lead to a raised area of garden stocked with a variety of maturing shrubs, plants and trees. Dividing pathway leads to an additional paved patio. The rear garden enjoys a southerly aspect.

TENURE FREEHOLD

DIRECTIONS

From Queen Street (clock tower roundabout) take the turning into New North Road at the traffic lights continue straight ahead again into New North Road and continue along. Opposite the petrol filling station turn right into Lower Argyll Road and Duryard Lodge will be found immediately on the right hand side.

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.

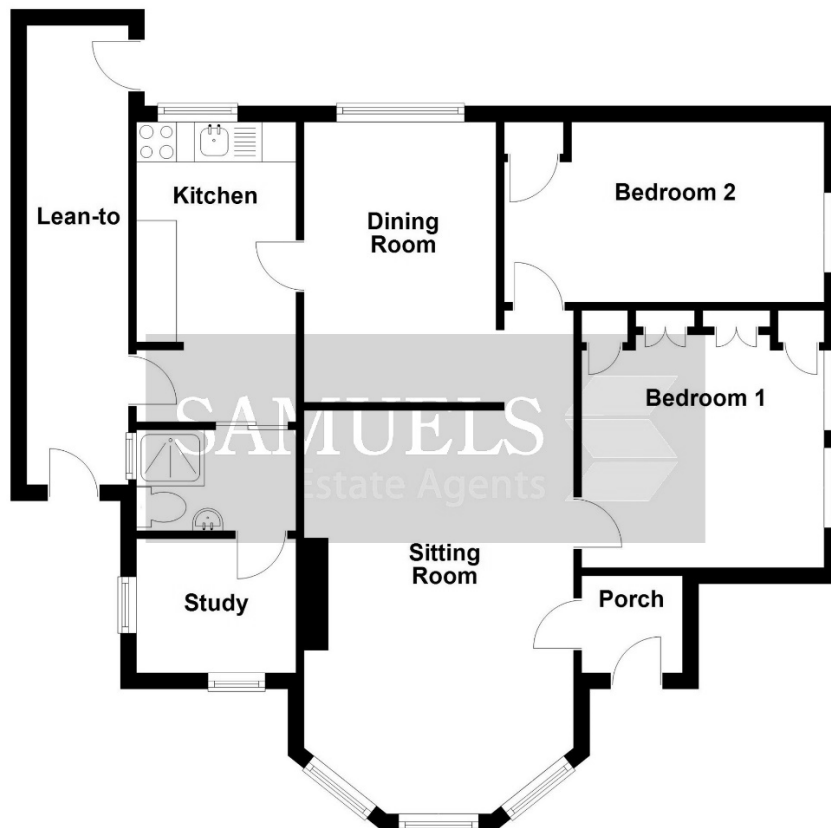
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0523/8425/AV



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		