



**7 ARGYLL ROAD
EXETER
DEVON
EX4 4RX**



£700,000 FREEHOLD



A beautifully presented much improved and modernised detached chalet style home occupying a fabulous elevated position with fine outlook and views over the neighbouring Duryard Valley and beyond. Well proportioned light and spacious versatile living accommodation. Four bedrooms. Luxury ensuite shower room to master bedroom. Large walk in loft room offering great scope for conversion subject to the necessary consents. Light and spacious open plan lounge/dining room. Quality modern fitted kitchen/breakfast room. Utility room. Spacious modern bathroom. Gas central heating. uPVC double glazing. Detached garage with storage room/wood store. Beautifully kept and well maintained rear garden with large decked terrace. Highly sought after residential location convenient to Exeter city centre. A stunning property. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Covered entrance. Obscure uPVC double glazed front door leads to:

RECEPTION HALL

A spacious hallway. Engineered oak wood flooring. Traditional style radiator. Inset LED spotlights to ceiling. Cloak hanging space. Double width storage/airing cupboard housing hot water tank. Thermostat control panel. Stairs rising to first floor. Glass panelled door leads to:

LOUNGE/DINING ROOM

24'10" (7.57m) x 14'8" (4.47m) maximum reducing to 9'10" (3.0m). A fabulous light and spacious open plan room with engineered oak wood flooring. Two traditional style radiators. Telephone point. Television aerial point. Fireplace recess with raised hearth and inset wood burning stove. Inset LED spotlights to ceiling. uPVC double glazed windows to both side aspects. Three uPVC double glazed windows to rear aspect offering fine outlook over neighbouring Duryard Valley and countryside beyond.

From reception hall, glass panelled door leads to:

KITCHEN/BREAKFAST ROOM

13'4" (4.06m) x 11'8" (3.56m). A quality modern fitted kitchen fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Wood work surfaces with matching splashback. Ceramic 1½ bowl sink unit with single drainer and traditional style mixer tap. Fitted Bosch oven. Fitted Bosch five ring gas hob with filter/extractor hood over. Integrated upright Samsung fridge freezer. Integrated Samsung dishwasher. Wine rack. Tiled floor. Traditional style radiator. Inset LED spotlights to ceiling. Two uPVC double glazed windows to side aspect. uPVC double glazed window to front aspect with outlook over front garden. Obscure uPVC double glazed door provides access to side aspect.

From reception hall, glass panelled door leads to:

UTILITY ROOM

6'0" (1.83m) x 4'4" (1.32m). Fitted wood work surface. Plumbing and space for washing machine. Further appliance space. Tiled floor. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to front aspect.

From reception hall, door to:

INNER LOBBY

Doorway opening to:

BEDROOM 1

16'4" (4.98m) x 10'4" (3.15m). Engineered oak wood flooring. Traditional style radiator. uPVC double glazed window to side aspect with bespoke window shutters. Two further uPVC double glazed windows to rear aspect both with window shutters with fine outlook over neighbouring Duryard Valley and beyond.

From inner lobby, door leads to:

ENSUITE SHOWER ROOM

10'4" (3.15m) maximum x 10'2" (3.10m). A spacious ensuite bathroom with double width tiled shower enclosure with toughened glass screen and door, fitted mains shower unit including separate shower attachment. Feature wash hand basin, with traditional style mixer tap, set within traditional style vanity unit with range of cupboard space beneath. Low level WC. Two traditional style radiators with heated towel rail surround. Tiled floor. Two wall light points. Inset LED spotlights to ceiling. Obscure uPVC double glazed windows to both front and side aspects.

From reception hall, door to:

BEDROOM 2

10'0" (3.05m) x 8'2" (2.49m). Engineered oak wood flooring. Deep understair storage cupboard. Traditional style radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect again offering fine outlook over rear garden and neighbouring Duryard Valley and beyond.

From reception hall, door to:

BATHROOM

9'8" (2.95m) x 6'0" (1.83m). A traditional matching white suite comprising panelled bath with traditional style mixer tap including shower attachment and tiled splashback. Wash hand basin. Low level WC. Traditional style radiator with heated towel rail surround. Decorative tiled flooring. Inset LED spotlights to ceiling. Extractor fan. Two obscure uPVC double glazed windows to front aspect.

FIRST FLOOR LANDING

A light and spacious landing. Smoke alarm. Radiator. Double glazed Velux window to front aspect. Door to:

BEDROOM 3

14'4" (4.37m) maximum x 13'4" (4.06m) excluding door recess. Again another light and spacious room. Radiator. Built in double wardrobe with adjoining shelving. uPVC double glazed window to rear aspect with fine outlook over neighbouring Duryard Valley and countryside beyond.

From first floor landing, door leads to:

BEDROOM 4

12'5" (3.78m) maximum x 5'10" (1.78m) plus 11'0" (3.35m) maximum x 6'2" (1.88m) maximum ('L' shaped room). Built in double wardrobe. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring Duryard Valley and countryside beyond. Door to:

WALK IN LOFT ROOM

14'5" (4.39m) x 9'4" (2.84m) average measurement. A large loft space providing great scope for conversion subject to the necessary consents. Electric light. Double glazed Velux window to rear aspect with outlook over neighbouring Duryard Valley and countryside beyond.

OUTSIDE

The gardens and grounds are a particular feature of the property. The property is accessed via a steel gate with steps and pathway leading to the front door. The front garden consists of a neat shaped area of lawn with retaining walls well stocked with a variety of maturing shrubs, plants, bushes and trees.

DETACHED GARAGE

15'6" (4.72m) x 8'0" (2.44m). With power and light. Electronically operated roller front door providing vehicle access.

Beneath the garage is a:

STORAGE ROOM/WOOD STORE

11'8" (3.56m) maximum x 7'4" (2.24m). With power and light.

The rear garden enjoys the fine outlook and views over the neighbouring Duryard Valley and beyond, consisting of a raised paved patio with steps leading down to an extensive raised timber decked terrace with underhouse storage areas. Side pathway and steps lead down the lower end of the garden which consists of an extensive natural woodland grass area with surrounding gravelled pathways. Raised shrub beds well stocked with a variety of maturing shrubs, plants and heathers. The rear garden is enclosed to all sides.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick

Mains: - Water, electric, gas (septic tank drainage)

Heating: Gas central heating

Mobile: Indoors – EE, Three, 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 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. Continue down where the property in question will be found a short way along on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

7 Argyll Road has no communal areas however Argyll Road is a private road within the Duryard Trust. There is an Argyll Road Resident Association (ARRA) and there is a fixed annual charge of £60 that is used for maintenance of the road by the ARRA. There is also a £40 annual charge payable to the Duryard Trust – your solicitor will be able to find out further details of these charges for you.

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.

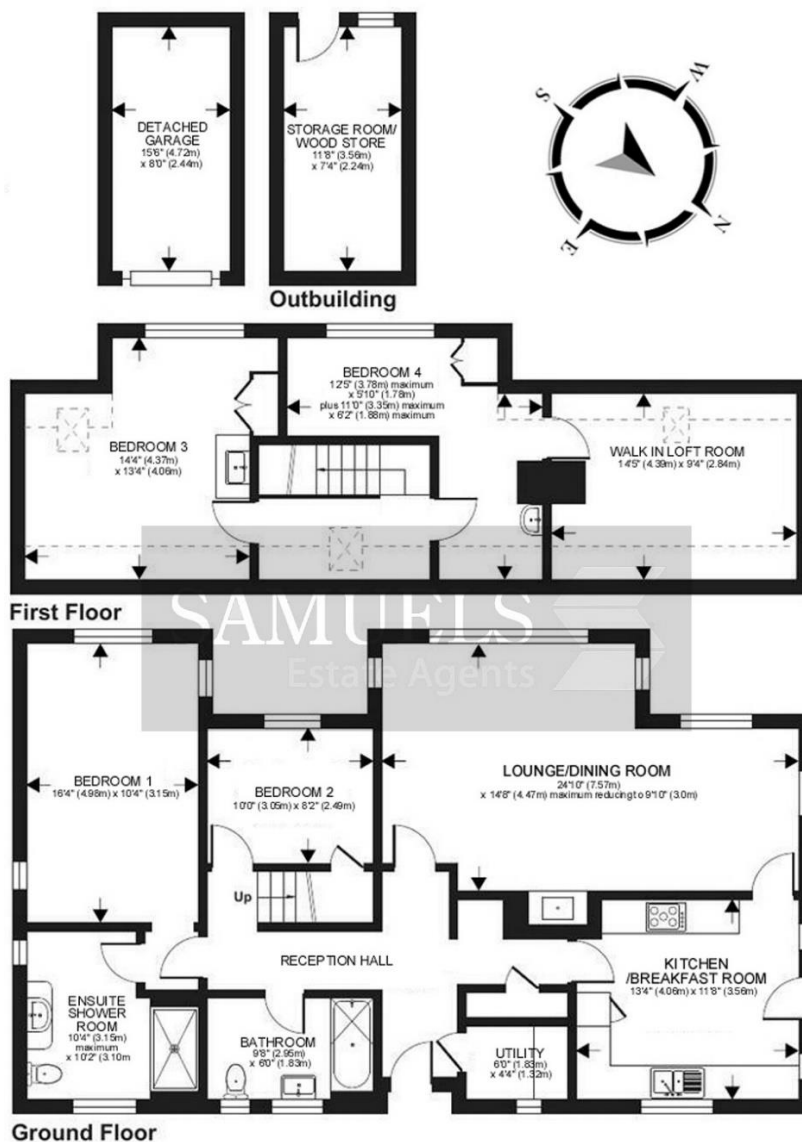
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0425/8899/AV



Approximate Area = 1574 sq ft / 146.2 sq m (excludes garage)

Limited Use Area(s) = 128 sq ft / 11.9 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 1804 sq ft / 167.5 sq m

Floor plan for illustration purposes only – not to scale



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