



**HIGHFIELD  
45 ARGYLL ROAD  
EXETER  
EX4 4RX**



**£545,000 FREEHOLD**



An opportunity to acquire a deceptively spacious chalet style bungalow located within this highly sought after residential position with fine outlook and views over neighbouring Duryard Valley and countryside beyond. Spacious versatile living accommodation arranged over two floors. Four bedrooms. Reception hall. Lounge. Dining room. Sitting room. Conservatory. Kitchen/breakfast room. Office/family room. Ground floor shower room. Additional first floor shower room. Gas central heating. Private driveway. Car port. Workshop. Beautifully kept and well maintained rear garden enjoying southerly aspect. Highly convenient position providing good access to university, countryside walks and Exeter city centre. A great family home. Viewing highly recommended.

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

Obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

Oak wood flooring. Double width storage cupboard with fitted shelving. Stairs rising to first floor. Cloak/storage cupboard. Inset LED spotlights to ceiling. Glass panelled door leads to:

### **SITTING ROOM**

13'4" (4.06m) x 13'2" (4.01m). Radiator. Two wall light points. Range of built in furniture consisting of storage cupboards, drawers and shelving with concealed lighting. uPVC double glazed sliding patio door provides access to:

### **CONSERVATORY**

12'4" (3.76m) x 9'6" (2.90m). Tiled floor. Radiator. uPVC double glazed windows offer fine outlook over rear garden, neighbouring Duryard Valley and countryside beyond. uPVC double glazed door provides access to rear garden.

From reception hall, glass panelled door leads to:

### **LOUNGE**

13'4" (4.06m) x 13'2" (4.01m). A characterful room. Exposed roof timbers. Stone fireplace with raised hearth, inset living flame effect gas fire and wood mantel over. Fitted shelving and storage cupboard into alcove. Radiator. Large double glazed window, with deep sill, to rear aspect with fine outlook and views over rear garden, neighbouring Duryard Valley and countryside beyond. uPVC double glazed door provides access to rear garden. Large square opening with concealed sliding double opening doors lead to:

### **DINING ROOM**

10'6" (3.20m) x 10'0" (3.05m). Oak wood flooring. Radiator. Exposed timber panelled ceiling. Two wall light points. Glass panelled concealed sliding door leads to reception hall. uPVC double glazed window to side aspect. Glass paned door leads to:

### **OFFICE/FAMILY ROOM**

16'0" (4.88m) x 8'6" (2.59m). A room to provide a number of uses. Tiled floor. Radiator. Range of storage cupboards. Timber panelled ceiling with large domed roof light. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring Duryard Valley and countryside beyond.

From reception hall, glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

12'6" (3.81m) x 9'5" (2.87m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with decorative tiled splashback. Single drainer sink unit with modern style mixer tap. Fitted Bosch electric double oven/grill. Four ring Neff gas hob with filter/extractor hood over. Plumbing and space for washing machine. Plumbing and space for dishwasher. Space for upright fridge freezer. Corner larder cupboard. Fitted breakfast bar. Radiator. Tiled floor. Double glazed Velux window to part pitched ceiling. uPVC double glazed window to front aspect with outlook over front garden. uPVC double glazed door provides access to front garden.

From reception hall, door to:

### **BEDROOM 4**

10'4" (3.15m) x 8'6" (2.59m) excluding door recess. Radiator. Range of built in bedroom furniture consisting built in wardrobe, six drawer chest with adjoining desktop. Radiator. uPVC double glazed window to side aspect.

From reception hall, door to:

### **BEDROOM 3**

11'10" (3.61m) x 9'2" (2.79m). Radiator. Built in furniture comprising double wardrobe, six drawer chest with adjoining desktop. Radiator. Picture rail. uPVC double glazed windows to both front and side aspects.

From reception hall, door to:

### **SHOWER ROOM**

8'8" (2.64m) x 6'10" (2.08m). A refitted matching white suite comprising good size shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Fitted shelving. Medicine cabinet. Tiled floor. Inset LED spotlights to ceiling. Storage cupboard housing boiler serving central heating and hot water supply. Obscure uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Smoke alarm. Domed roof light window. Door to:

### **BEDROOM 2**

13'4" (4.06m) x 8'6" (2.59m) excluding wardrobe space reducing to 7'10" (2.39m). Range of built in bedroom furniture consisting built in double wardrobe, deep storage cupboard with fitted shelving, three drawer chest with adjoining desktop. Radiator. Exposed ceiling timbers. uPVC double glazed window to rear aspect again offering fine outlook over rear garden, neighbouring Duryard Valley and countryside beyond.

From first floor landing, door to:

### **BEDROOM 1**

13'6" (4.11m) maximum x 10'10" (3.30m) excluding door recess. Again a characterful room with exposed timber ceiling beams. Range of built in bedroom furniture consisting of double wardrobe, single wardrobe, two four drawer chests and additional three drawer chest, dressing table with three drawers either side. Fitted shelving. Access points to eaves/storage space. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring area and beyond. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring Duryard Valley and countryside beyond.

From first floor landing, door to:

### **SHOWER ROOM**

8'10" (2.69m) maximum x 8'2" (2.49m) maximum. Good size tiled shower enclosure with fitted electric shower unit. Wash hand basin set in vanity unit with cupboard space beneath. Low level WC. Radiator. Fitted shelving. Access point to eaves/storage space. Radiator. Obscure uPVC double glazed window to front aspect.

### **OUTSIDE**

The property is approached via a private driveway providing parking for several vehicles which in turn provides access to car port with access to front door. The beautifully kept and well maintained front garden consists of a neat shaped area of lawn with surrounding flower/shrub beds well stocked with a variety of maturing shrubs, plants, flowers and trees. A paved pathway leads to the front elevation with door providing access to kitchen. Outside water tap. Access to:

### **WORKSHOP**

12'2" (3.71m) x 6'0" (1.83m). Power and light. Fitted work bench. uPVC door and window to front aspect.

To the side elevation the pathway continues with greenhouse, raised flower bed and timber shed. A side gate in turn provides access to the rear garden, which is a particular feature of the property consisting of an extensive attractive brick paved patio taking in the fine outlook and views over the neighbouring Duryard Valley and countryside beyond. Pathway and steps leads down to a well maintained neat shaped area of lawn stocked with a variety of maturing shrubs, plants, bushes and trees. Useful brick built under patio storage shed. The rear garden is enclosed to all sides and enjoys a southerly aspect.

### **TENURE**

FREEHOLD

### **MATERIAL INFORMATION**

Construction Type: Brick

Mains: - Water, electric, gas, 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 F (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, the property in question will be found approximately three quarters of the way down on the left 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 checks 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.

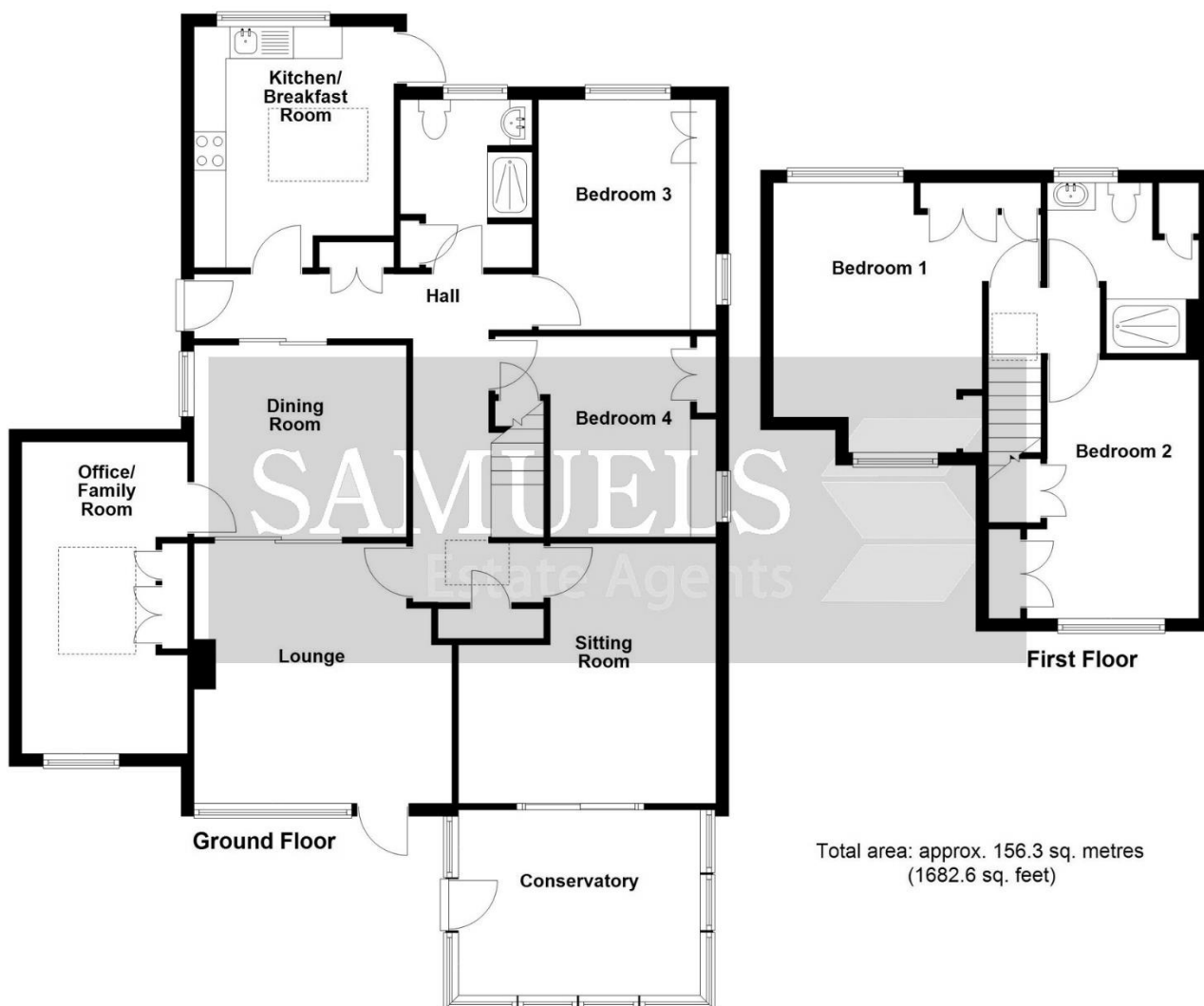
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### 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/1125/9088/AV



Floor plan for illustration purposes only – not to scale





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

