



STAGS

70 Argyll Road

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Pennsylvania, Exeter, Devon EX4 4RY

Situation

The property is situated in Argyll Road, one of Exeter's most favoured areas, along a quiet no-through road, above the university and approximately two miles from the city centre, in a glorious elevated position. Exeter affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities.

The M5 motorway is easily accessible and provides links to the A30 and A38 trunk roads. The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

Description

No. 70 Argyll Road is in a striking position overlooking the beautiful Duryard Valley, which comprises wildflower meadows and deciduous woodlands. The plot is a generous size with parking for several vehicles to the front and the rear garden has been beautifully landscaped and provides three different tiers making it an ideal spot for entertaining and enjoying the far reaching views.

The accommodation can easily be utilised for a variety of needs with fantastic reception space, a ground floor bedroom and large ground floor bathroom.

Accommodation

The front door includes double glazed patterned window insets and leads through to the spacious reception hall with separate glazed doors opening through to the inner hall, sitting room and the superb kitchen/breakfast room.

There are two particularly spacious reception rooms; the attractive **sitting room** includes a bay window and a range of fitted shelving. The **second reception room** is beyond the kitchen and makes a fantastic space for open plan family living; the room includes high apex ceilings with three double glazed velux roof lights and panoramic double glazed windows and door (opening to the garden) taking full advantage of the wonderful views over rolling countryside and woodland.

The **kitchen/breakfast room** comprises a range of quality units beneath granite work surfaces with a matching granite splashback, ceramic sink unit, built-in wine cooler and range of integrated appliances. There is a Rangemaster Excel (gas hob, electric oven) with Rangemaster stainless steel extractor hood over.

Beyond the reception hall is an inner hallway with two good sized fitted cupboards, stairs to the first floor and doors to the ground floor bedroom and bathroom.

The **ground floor bedroom** is a bright dual aspect room with floor to ceiling wardrobes and a rear aspect taking full advantage of the lovely outlook over the gardens to the rolling countryside beyond.





A superb detached dwelling enjoying far reaching views over the Duryard Valley

The **ground floor bathroom** is tastefully fitted with impressive slate tiled walls and a white suite comprising a Whirlpool spa bath with central antique-style shower attachment, curved quadrant shower cubicle with double doors and chrome controls, pedestal wash basin and wc.

On the first floor there is a landing with a stylish chrome banister with glass inset and doors opening through to the **two further bedrooms** and **shower room**. The bedrooms both have sloped ceilings each with velux window and a front aspect, enjoying lovely open countryside views.

The accommodation is supported by some excellent service rooms, including a covered side walk beyond the kitchen giving access to the front and rear gardens. Accessed from the garden, on the lower ground floor, is a **utility room** with a further range of units, plumbing and space for laundry appliances, boiler and door giving access to boarded storage space. There is a further garden store to the right of the utility, again, accessed externally.

The Grounds

The rear garden offers an array of colour from various mature shrubs and trees. There are wood bark flowerbeds and central slate steps and pathways giving access to the second level, where there is a large slate patio area, ideal for al fresco dining. Decked steps lead down to a third level which is laid to lawn with productive apple and plum trees.

This area offers a huge degree of privacy and seclusion enjoying a tree lined woodland outlook. All levels have water and level two has garden lights.

There is an outside shed which has been partly converted and used as an office with power, lighting, CAT5 and telephone wiring.

Services

All mains services are connected.

Directions

Proceed out of the city centre along Pennsylvania Road. Continue up the hill where at the top you will find Argyll Road, identified by stone pillars on either side of the road. The property can be found about halfway down on the right hand side.

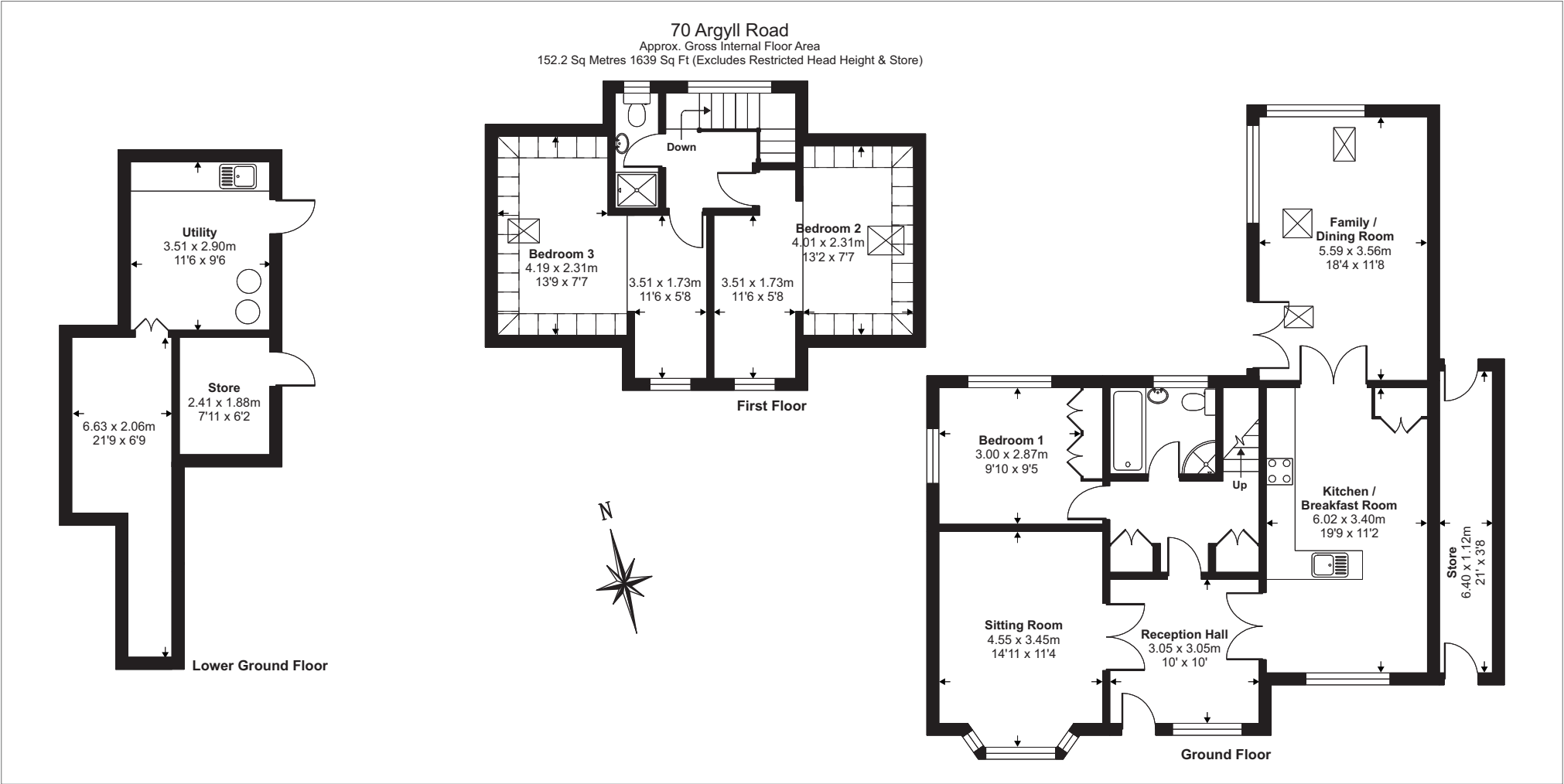
Viewing

Strictly by appointment through Stags on 01392 255202.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

70 Argyll Road, Pennsylvania, Exeter, Devon EX4 4RY



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 72 | 82 |
| EU Directive 2002/91/EC | | |