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16 Lower Argyll Road

16 Lower Argyll Road, Exeter, Devon, EX4 4QY



Exeter City Centre 1.5 miles M5 (J30) 5 miles

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## A substantial bungalow in a superb elevated position on the fringe of the Duryard Valley.

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- Beautiful outlook
- Large reception room
- 3 bedrooms
- Extensive loft space offering further potential (STP)
- Sun room
- Garage and off road parking
- Mature surrounding gardens
- Easy access to city centre and bus route

Offers in excess of  
£350,000



### SITUATION

Lower Argyll Road is in a favoured part of Exeter, adjoining the university campus and on the edge of highly regarded Duryard Valley conservation area, which benefits from a residents trust to maintain and preserve the character of the valley. The thriving cathedral and university city of Exeter affords a fantastic range of cultural activities, befitting a centre of its importance, including theatres, museum, arts centre and a wealth of good restaurants and shopping.

The city has two mainline railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

### DESCRIPTION

No.16 Lower Argyll Road dates from 1968 and is a substantial detached bungalow, set back from the road in an elevated position sitting centrally within its gardens. The surrounding countryside makes a fantastic focal point of the ever changing seasons. The accommodation is spacious and well-proportioned, although there is plenty of further potential, subject to the necessary planning consents. Mature gardens surround the property, along with a single garage and parking for two vehicles.

### ACCOMMODATION

The entrance porch with floor to ceiling windows to the front and side leads through to the reception hall with loft hatch and useful storage cupboards.

The kitchen/breakfast room has windows to the front and side and enjoys the fine views. It is fitted with a range of white-fronted wall and base units with tiled worktops and a range of appliances. Beyond is a glazed sun room, again, with floor to ceiling windows and door to

outside. The large reception room has a wide glazed door opening to the garden and the L-shaped design makes a natural divide for sitting and dining.

There are three double bedrooms; the principal bedroom includes wall-to-wall mirrored built-in wardrobes. The family bathroom includes a blue suite, comprising bath with tiled surround, shower cubicle, pedestal wash basin and wc.

The reception hall includes a loft hatch with pull-down ladder leading to a dual aspect, fully boarded loft.

### OUTSIDE

Adjoining the road is a parking area and brick-built garage with up-and-over door and power. From here a stepped pathway, with handrail, rises to a paved seating area, providing the perfect spot to enjoy the views. There is an area of lawn and a variety of mature plants, flowers and shrubs and access to the rear from either side.

To the rear is a well-maintained split level garden, fully enclosed by timber fencing and bordered with a variety of mature plants, including camellias and rhododendrons. There are two paved areas, including a raised seating area to one end and a large patio area. There is also a large garden shed with workshop.

### SERVICES

All mains services are connected.

### DIRECTIONS

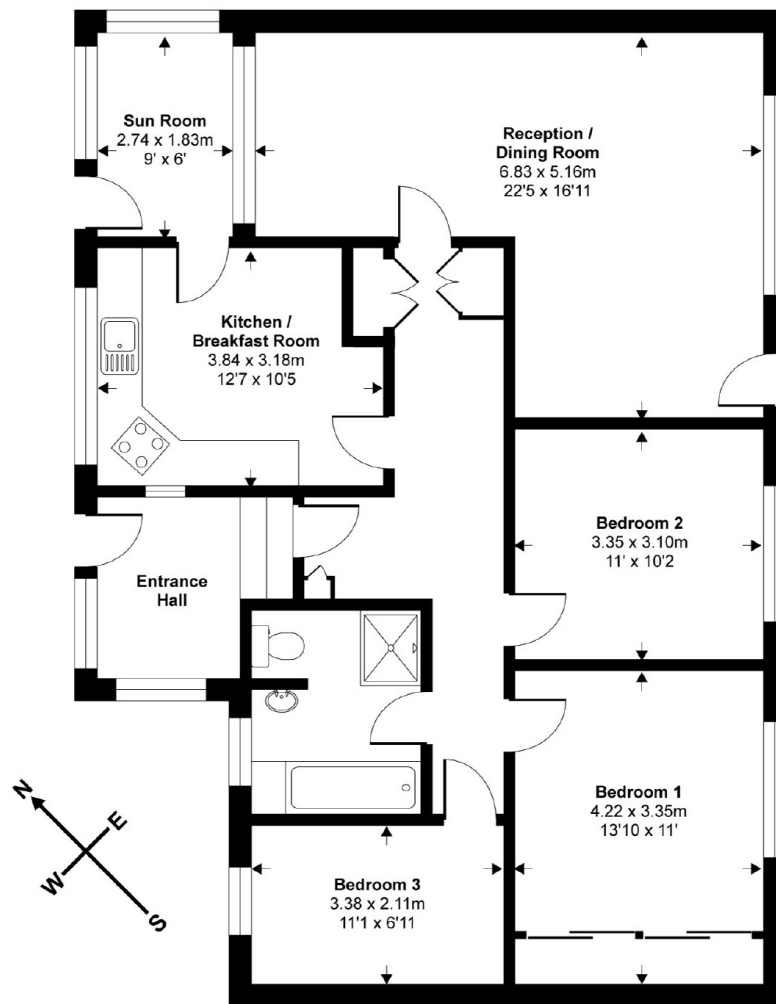
From the city centre proceed on the B3183 in a northwesterly direction passing Exeter College on the left and Streatham Drive on the right. After a few hundred yards, immediately after the Esso garage, turn right into Lower Argyll Road. Continue up the road and the property will be found on the right.





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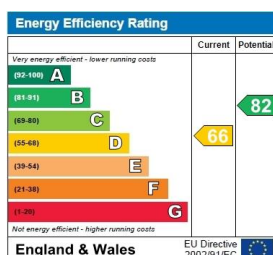
Approx. Gross Internal Floor Area  
106.5 Sq Metres 1146 Sq Ft



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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