

33 Argyll Road, Pennsylvania, Exeter, EX4 4RX



A truly exceptional opportunity to acquire an outstanding 5 bedroom detached property in the highly desirable location of Pennsylvania with stunning views across the Duryard Valley and Belvidere Valley Park and beyond towards Dartmoor. This much loved family home dating back to 1920's sits on one of the most desirable roads. The spacious and well presented accommodation is arranged over three floors and has the potential to extend and create an annexe for multi generational living. The ground floor provides generous living space and enjoyable sunny reception rooms with a wrap around kitchen perfect for entertaining. The first floor boasts three double bedrooms and large family bathroom, with a further bedroom to the second floor with stunning views across The Valley. The property benefits from a downstairs cloakroom, double garage, separate workshop and a show stopping south facing rear garden, well maintained and a perfect family garden. The internet is supported by a full fibre connection directly to the property. No onward chain.

Offers in the region £795,000 Freehold DCX01480

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



THE ACCOMMODATION COMPRISES:

Front Garden

To the front of the property are well-maintained landscaped gardens with steps leading to the front door.

Entrance Hall

Accessed via a part glazed front door. Sliding door to kitchen. Doors to Lounge, Dining room, Sun Room, Family room and Cloakroom. Shelving system. Radiator. Telephone point. Thermostat control point.

Cloakroom

Front aspect frosted Everest double glazed window. Low level WC and wash hand basin with storage below. Radiator. Part-tiled walls.

Lounge 14' 1" x 17' 0" (4.293m x 5.193m)

Front and side Everest double glazed windows with stunning views over the Duryard valley. Gas flame effect fire place with American Oak mantle and marble surround. Television point. Shelving. Picture rail. Radiator.



Family Room 14' 2" x 9' 1" (4.319m x 2.778m)

Front and side Everest double glazed windows. Recessed fireplace. Telephone point/Internet connection. Radiator.



Dining Room 12' 1" x 15' 10" (3.687m x 4.814m)

Triple aspect Everest double glazed windows with elevated views over open countryside. Twin built in storage cupboards. Picture rail. Radiator. Access through to Kitchen.



Kitchen 17' 7" x 11' 4" (5.361m x 3.444m)

L-shape kitchen with 5.361m max. A beautifully appointed Leaga manufactured kitchen benefitting from front and rear aspect Everest double glazed windows affording views to the front and across the Duryard Valley. Featuring a Gas Aga, the kitchen also offers a fitted range of eye and base level units encompassing a Stainless-Steel sink with single drainer and mixer tap, Electric cooker point, space and plumbing for washing machine and dishwasher. Integrated fridge. The Kitchen also benefits from a second sink with mixer tap. The room is finished with a radiator, roll edge work surfaces and part-tiled walls.

Sun Room 9' 3" x 6' 11" (2.809m x 2.113m) (2.113m max dimension)

Rear aspect Everest double glazed window. Patio door leading to large patio area, with elevated views over the Duryard Valley.

First Floor Landing

Front aspect double glazed window. Rear aspect aspect Everest double glazed door leads to the large balcony with a sitting area. Doors leading to Bedroom One, Two, Three and Bathroom. Walk-in airing cupboard with Worcester condensing wall mounted boiler and shelving. Stairs leading to Second Floor. Radiator.



Bedroom One 12' 0" x 14' 2" (3.646m x 4.306m)

Rear aspect Everest double glazed window with views over open countryside. Picture rail. Television point. Telephone point. Radiator.



Bedroom Two 12' 1" x 12' 0" (3.691m x 3.648m)

Rear aspect Everest double glazed window with views over open countryside. Built in sink unit. Picture rail. Radiator.



Bedroom Three 14' 5" x 9' 1" (4.385m x 2.775m)

Front and side aspect Everest double glazed windows. Built in double wardrobes with hanging space and shelving. Feature fire place. Picture rail. Radiator.



Bathroom

Front and side aspect frosted Everest double glazed windows. Three piece fitted suite comprising panel enclosed bath with Mira shower above, pedestal wash hand basin and low level WC. Part-tiled walls. Cupboard with shelving housing foam dipped hot water tank. Spot lighting. Radiator.

Second Floor Landing

Additional spacious walk-in storage cupboard with lighting. Door to Bedroom Four.

Storage Cupboard 5' 2" x 4' 4" (1.581m x 1.326m)

Bedroom Four 13' 9" x 7' 3" (4.186m x 2.212m)

Rear aspect Everest double glazed windows vie view over Duryard meadows. Wooden flooring. Telephone point. Radiator. Further large walk-in storage cupboard, with lighting, measuring 1.385m x 1.349m



Rear Garden

Private enclosed rear garden by range of mature hedges. A large elevated patio area provides a superb space for outside entertaining and relaxing, with steps leading to a second secluded private patio and an area of lawn with mature trees. The garden also benefits from a greenhouse and shed and leads to the meadow at the rear.



Garage and parking

The side of the property provides access to a detached double garage and a brick-built workshop/store room. There is also off-road parking for five vehicles, with drive in turning. There is potential to convert this space into an office or living accommodation subject to the relevant planning permissions.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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