



FRANCIS LOUIS

Residential



Lower Argyll Road, Exeter, EX4 4QY

Price Guide £450,000





# Lower Argyll Road

Exeter, EX4 4QY

- Views
- 3 bedrooms
- Driveway
- Great Location
- Double Garage

A well presented 3 bedroom detached bungalow that is situated in a sought after location in the Duryard Valley. The property benefits from a double garage, a driveway, a kitchen/breakfast room, a lounge, a dining room, a bathroom, elevated front terraces with countryside views and an enclosed rear garden.



#### Porch

Double glazed doors and window to the front aspect, door to hallway.

#### Hallway

Radiator, 3 storage cupboards, doors to,

#### Kitchen/Breakfast room

A range of matching floor and wall mounted kitchen units with a roll top worktop and drawer units, inset sink, integral double oven, space for dishwasher and washing machine, double glazed window to the front aspect, space for dining table, radiator,

#### Breakfast Room

Double glazed patio doors leading to one of the front terraces, opens to,

#### Dining Room

Radiator, opens to,

#### Lounge

Double glazed window and French doors to the rear garden, radiator, feature fire,





#### Bedroom 2

Double glazed window to the rear aspect, radiator, built in wardrobe,

#### Bedroom 1

Double glazed window to the rear aspect, radiator,

#### Bedroom 3

Double glazed window to the front aspect, radiator,

#### Shower Room

A walk in shower, a low level w/c, a wash hand basin, a double glazed window to the front aspect,

#### W/C

A low level w/c, a wash hand basin, double glazed window to the front aspect,

#### Outside Front

To the front of the house there is a double drive with parking for two cars, this leads to the garage. There are steps leading up to two raised terraces with countryside views. There is a small garden with mature shrubs either side.

#### Double Garage

Up and over doors, power and light.

#### Outside Rear

To the rear of the house is an enclosed lawn garden with a mixture of trees and mature shrub borders.

#### Agents Notes

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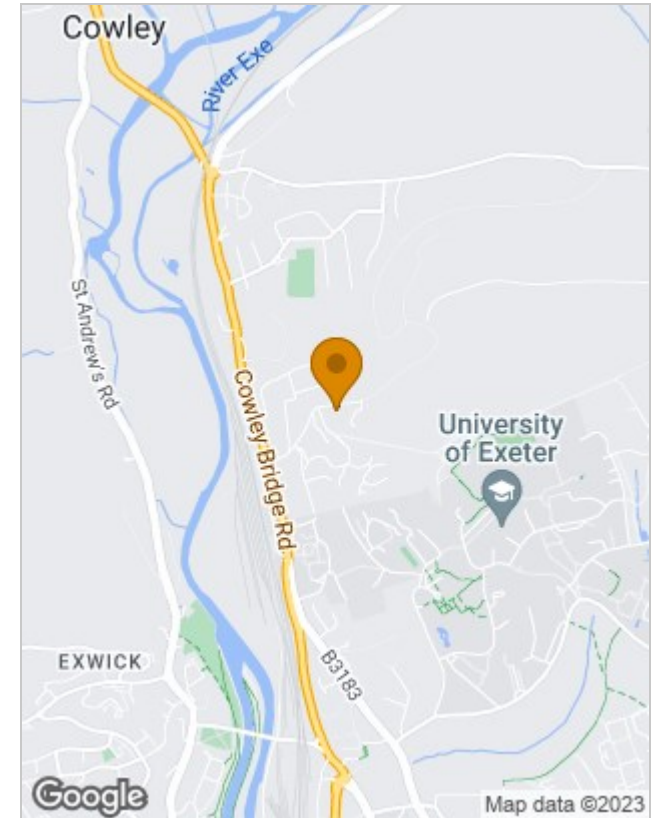




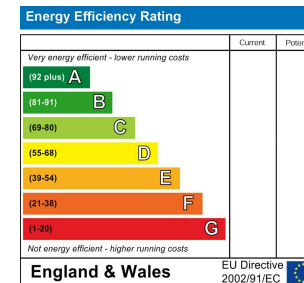
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.