



## 49 Argyll Road Exeter, EX4 4RX

Nestled at the tranquil end of Argyll Road on the rural outskirts of the city, this well appointed two-bedroom detached bungalow presents a rare opportunity for discerning buyers. With breathtaking views that stretch across the picturesque Duryard Valley Park to the distant hills, this property is a true gem.

Upon entering, you are met by a vestibule that leads to the entrance hall. The heart of the home is the inviting lounge/dining room, where large windows frame the stunning landscape, creating a serene backdrop for relaxation and entertaining. A patio door opens onto an expansive decking area, ideal for alfresco dining or simply enjoying the peaceful surroundings.

The bungalow boasts two generously sized double bedrooms, complemented by a superbly modernised kitchen and bathroom.

Additional features include gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

The generous plot offers exciting potential for extensions, allowing you to tailor the space to your needs and maximise the views. A gated entrance provides vehicular access to off-road parking, with the possibility of creating further parking options in the front garden if desired.

**Guide Price £425,000**

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- STUNNING DURYARD VALLEY VIEWS
  - Lounge/Dining Room
  - Modernised Bathroom
  - Ample Off Road Parking (potential for more)
- MOTIVATED SELLER, PRICED TO SELL!
  - Modernised Kitchen
  - Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
  - 2 Double Bedrooms
  - Large Decking Area & Sizeable Rear Garden

Entrance Vestibule Area  
4'10" x 4'10" (1.49m x 1.48m)

Outside  
Off Road Parking

Entrance Hall Area  
7'6" x 4'11" ( 2.31m x 1.50m)

Inner Hall

Lounge/Dining Room  
18'2" x 10'11" (5.55m x 3.33m)

Kitchen  
11'10" x 10'0" (3.61m x 3.05m)

Bedroom 1  
14'4" x 10'11" (4.39m x 3.35m)

Bedroom 2  
11'8" x 9'10" (3.58m x 3.00m)

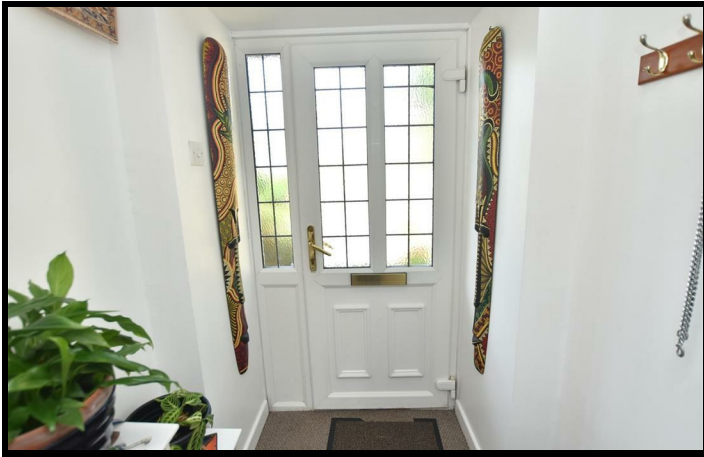
Bathroom  
8'6" x 6'10" (2.60m x 2.09m)



[Directions](#)







Floor Plan



Total area: approx. 70.9 sq. metres (763.3 sq. feet)  
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.  
**49 Argyle Road, Exeter**

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