



West of 

Fowler Close

Exminster

£455,000

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Attractive four bedroom detached property situated in a highly sought after residential area of the village with easy reach of all village amenities and city of Exeter. This lovely property features; light and spacious living room with feature bay window, further spacious kitchen/dining room, separate utility and downstairs cloakroom. On the first floor are four good sized bedrooms - master bedroom with en-suite, and a modern bathroom. Outside to the front of the property is a driveway offering parking for a couple of vehicles leading to an attached garage and to the rear a generous sized garden. The property will be available Chain Free.

Attractive detached house | Four bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Separate utility room | Master bedroom with en-suite | Modern bathroom | Driveway parking for two vehicles leading to an attached garage | Generous sized enclosed rear garden | Chain Free

PROPERTY DETAILS:

COVERED ENTRANCE PORCH

Part glazed composite door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Coved ceiling and dado rail. Door to understair cupboard. Doors to living room, kitchen/dining room and cloakroom.

CLOAKROOM

6' 0" x 3' 3" (1.83m x 0.99m) Coloured suite comprising; low level w.c. and pedestal hand wash basin. Coved ceiling. Radiator. Part tiled walls. Feature round stain glass window to front aspect.

LIVING ROOM

14' 7" x 11' 2" (4.44m x 3.4m) (plus alcove) Light and spacious double aspect room with large Upvc double glazed bay window to front aspect and Upvc double glazed window to side aspect. Coved ceiling. Coved ceiling and dado rail. Feature fireplace with fitted flame effect gas fire. TV and telephone points. Feature archway to alcove. Two radiators.

KITCHEN/DINING ROOM

22' 8" x 9' 8" (6.91m x 2.95m) Light and spacious room featuring....

DINING ROOM AREA

13' 5" x 9' 8" (4.09m x 2.95m) Light and spacious dining room with sliding patio door to garden and opening through to the kitchen area. Radiator. Coved ceiling and dado rail.

KITCHEN AREA

9' 8" x 9' 3" (2.95m x 2.82m) Upvc double glazed window to rear aspect. Fitted kitchen with range of base and wall units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric oven and five ring gas hob with extractor hood over. Space for freestanding fridge/freezer. Archway to utility room.



UTILITY ROOM

6' 2" x 5' 1" (1.88m x 1.55m) Matching base and wall unit in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space and plumbing for washing machine and dryer. Part tiled walls. Radiator. Coved ceiling and dado rail. Wall mounted gas boiler. Part glazed door to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Coved ceiling and dado rail. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

12' 6" x 11' 8" (3.81m x 3.56m) (max) Attractive master bedroom with high vaulted ceiling and lovely feature Upvc double glazed arched window to front aspect. Radiator. Wall lighting. Folding double doors to large wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

6' 2" x 6' 1" (1.88m x 1.85m) (max) Upvc double glazed window to side aspect. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Glass door to tiled shower enclosure with mixer shower. Part tiled walls. Radiator. Light with shaver point.

BEDROOM 2

10' 4" x 9' 5" (3.15m x 2.87m) Further spacious double bedroom with Upvc double glazed window to rear aspect with some views over the village towards Exeter. Coved ceiling. Radiator. Folding door to single wardrobe complete with hanging rail and shelf.

BEDROOM 3

9' 7" x 7' 10" (2.92m x 2.39m) (max) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and some views over the village towards Exeter. Radiator. Coved ceiling.

BEDROOM 4

7' 9" x 7' 2" (2.36m x 2.18m) Good size bedroom with Upvc double glazed window to front aspect. Radiator. Coved ceiling.

BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and electric shower over. Part tiled walls. Extractor fan. Recess spotlights. Radiator. Light with shaver point.

OUTSIDE

FRONT

Open front garden laid to gravel and planted with an arrangement of mature shrubs. Tarmac and block paved double driveway offering parking for a couple of vehicles leading to an attached single garage.

GARAGE

17' 4" x 8' 8" (5.28m x 2.64m) Up and over door to good size single garage with light and power. Part glazed pedestrian door to garden.

REAR GARDEN

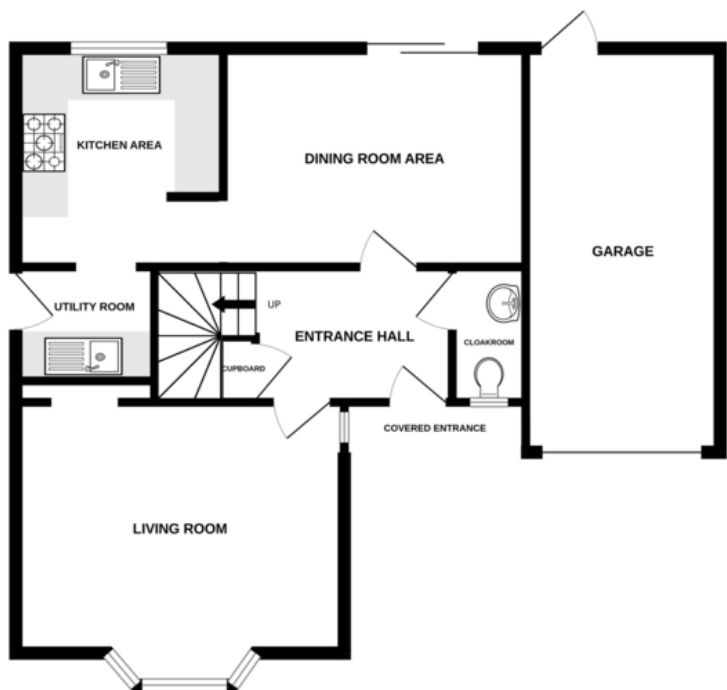
Generous sized enclosed rear garden laid mainly to lawn with raised timber decked terrace adjoining the rear of the property and walled patio area in lower corner of garden. Path leading to side access gate.

AGENTS NOTES

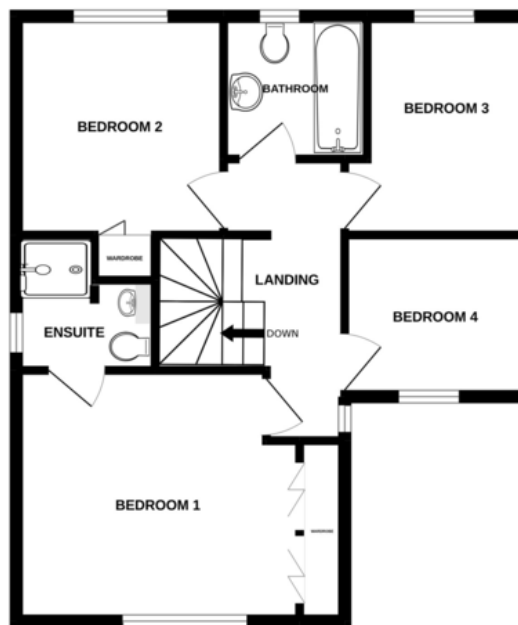
The property is Freehold.
Council Tax Band: E - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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