



West of 

Fowler Close
Exminster £525,000

Fowler Close

Exminster £525,000

Beautifully presented five-bedroom detached home, situated in a highly sought-after residential area of Exminster, with easy access to village amenities, Exeter and the major road network. Extended by the current owners, the property features a superb open-plan kitchen/breakfast and family area, with log burner and French doors opening onto the garden. There are five generous bedrooms, including a versatile ground-floor fifth bedroom with a large walk-in cupboard offering potential to create an en-suite, subject to consent. The property also benefits from a large rear garden and driveway parking for two vehicles, making this an ideal family home with excellent flexibility.

Beautifully presented five-bedroom detached family home |
Highly sought-after residential location in Exminster |
Extended by the current owners | Spacious open-plan
kitchen, breakfast and family area | Log burner creating a
warm and inviting family space | French doors opening
onto the large rear garden | Five generous bedrooms,
including a ground-floor bedroom | Ground-floor bedroom
with large walk-in cupboard and potential for en-suite |
Large rear garden offering excellent outdoor space |
Driveway parking for two vehicles with easy access to
Exeter and the major road network

LOCATION:

Situated in the popular village of Exminster, this property enjoys a convenient position combining village living with excellent access to Exeter and the surrounding area. Exminster offers a range of local amenities including shops, pubs, a primary school, medical facilities and regular bus services.

The property is ideally placed for commuters, with easy access to Exeter city centre, the M5 and A38, providing convenient connections towards Plymouth, Torbay and the wider Devon road network. Exeter's extensive shopping, dining, leisure and cultural facilities are also within easy reach.

The nearby Exe Estuary and surrounding countryside provide excellent opportunities for walking, cycling and enjoying the outdoors, while Exeter St Thomas and the city centre are readily accessible.

A well-connected village location offering the best of both worlds – convenient access to Exeter alongside a quieter community setting.

PROPERTY DETAILS:

APPROACH

Composite front door to entrance porch. Outside light.

ENTRANCE PORCH

Useful enclosed entrance porch with coat hanging space. Double louvre doors to storage cupboard. Radiator. Full height Upvc double glazed window to front aspect with obscure glass. Glass panel door to entrance hallway.



ENTRANCE HALLWAY

Spacious traditional style entrance hallway with stairs to first floor. Attractive tiled floor. Door to understair cupboard. Radiator. Recess spotlights. Doors to living room, fifth bedroom and open plan kitchen/dining/family room.

LIVING ROOM

13' 4" x 9' 5" (4.06m x 2.87m) Spacious room with Upvc double glazed window to front aspect. Radiator. TV and telephone points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25' 9" x 18' 3" (7.85m x 5.56m) (max)

DINING/FAMILY AREA:

A wonderful open plan space offering plenty of room for large dining table opening through to a family room area with fitted modern wood burning stove and french doors opening onto the garden. Radiator. Matching tiled floor. Recess spotlights. Velux ceiling window. Central feature pillar with inset shelving and storage cupboard. Space for freestanding large fridge/freezer. Door to useful understair cupboard. Door to utility room.

KITCHEN/BREAKFAST AREA

Attractive fitted kitchen with excellent range of base, wall and drawer units in a high gloss cream finish. Solid wood worktop with matching upstand and inset twin butler style sinks. Space for large Rangemaster style slot-in cooker with fitted cooker hood over. Integral dishwasher. Recess spotlights. Breakfast bar area with space for seating. Matching tiled floor. Upvc double glazed window with outlook over the garden and further Velux ceiling window.

UTILITY ROOM

5' 2" x 5' 2" (1.57m x 1.57m) Range of fitted worktop with space and plumbing under for washing machine and dryer. Fitted base and wall units in cream finish. Radiator. Matching tiled floor. Door to cloakroom.

CLOAKROOM

5' 2" x 3' 6" (1.57m x 1.07m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator. Matching tiled floor.

BEDROOM 5/MULTI-USE ROOM

12' 5" x 9' 1" (3.78m x 2.77m) Spacious ground floor double bedroom with Upvc double glazed window to front aspect which offers a multitude of uses. Wall lighting. Radiator. Recess spotlights. TV point. Double doors leading to an adjoining walk-in room which could be potentially transformed into an en-suite.

FIRST FLOOR

STAIRS/LANDING

Stairs from the entrance hallway leads to a spacious first floor landing. Hatch to boarded loft space. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

13' 0" x 10' 8" (3.96m x 3.25m) (max) Spacious master bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rails and shelving. TV point. Door to en-suite.

EN-SUITE

6' 0" x 6' 0" (1.83m x 1.83m) Attractive en-suite with modern suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and large walk-in tiled shower enclosure with mixer shower - large fixed shower head and additional handset. Recess spotlights. Ladder style radiator. Upvc double glazed window to front aspect with obscure glass. Extractor fan.

BEDROOM 2

13' 3" x 8' 9" (4.04m x 2.67m) (plus door recess) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in wardrobes complete with hanging rail and shelf. TV point.

BEDROOM 3

9' 8" x 9' 5" (2.95m x 2.87m) Double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator. Sliding mirror doors to built-in wardrobe.

BEDROOM 4

9' 7" x 9' 5" (2.92m x 2.87m) (max) Further good sized bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Sliding mirror doors to built-in wardrobe. Radiator.

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and P'shape bath with tiled surround, glass shower screen, mixer tap with shower head attachment. Tiled floor. Recess spotlights. Extractor fan. Ladder style radiator. Feature alcove with shelving.

OUTSIDE

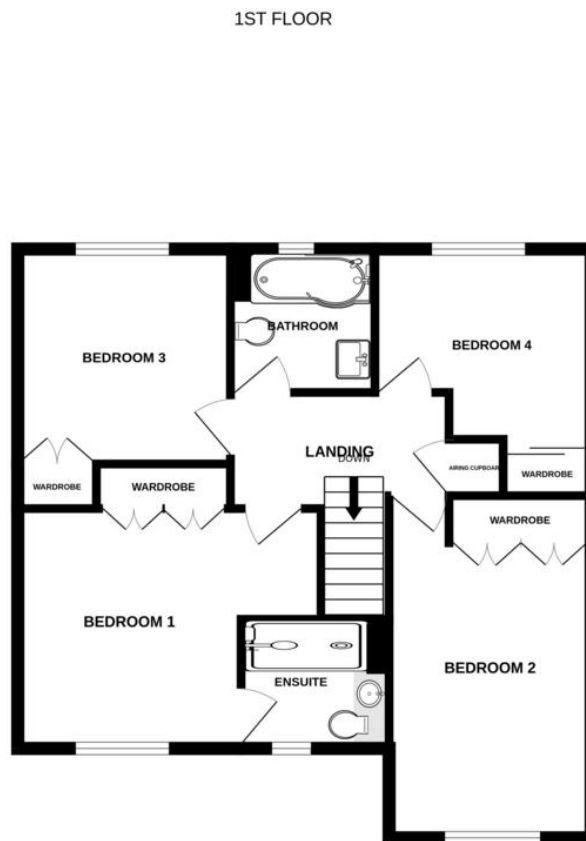
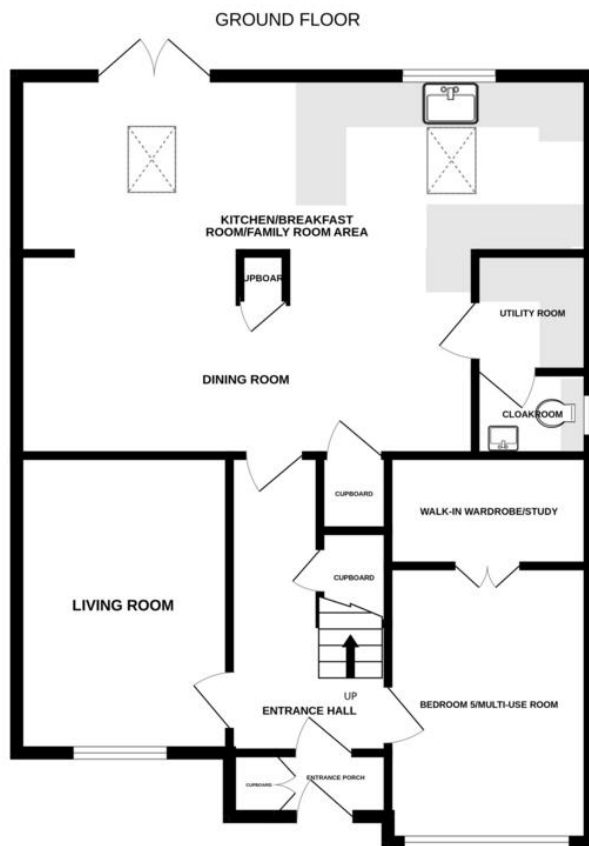
FRONT

Open front garden area laid to lawn with block paved path to front door and tarmac driveway offering parking for two vehicles. Side gate leading to rear garden.

REAR GARDEN

The rear garden offers a good sized enclosed space featuring a generous lawned area, paved pathways and patio areas, with steps leading up to the raised patio adjoining the house. The garden also benefits from a separate timber decked seating area beneath a mature leafy canopy, creating a lovely spot for outdoor dining.





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



EPC TO FOLLOW

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

Registered in England no. 07121967