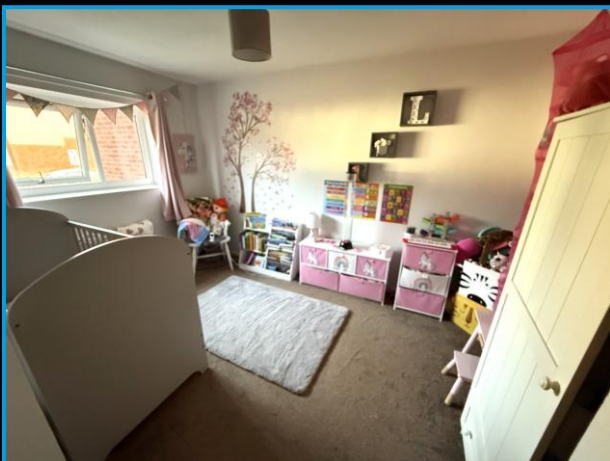


Guide Price £285,000

5 Sadler Close, Exmouth, EX8 4SA



- Updated & Well Presented End Terrace House • Stylish Open Plan Living / Dining / Kitchen
- 2 First Floor Double Bedrooms • Modern Fitted Bathroom • Larger Than Average Corner Plot Garden • 22' Detached & Insulated Workshop • Ample Residents Parking
- Ideal First Time Purchase



Accommodation

Ground Floor

Step up to front entrance door with outside lighting leading to:

Entrance Porch

Obscure uPVC double glazed window to side. Wooden flooring. Cupboard housing the electric meter. Door leading to:

Entrance Hall

Staircase rising to first floor with under stairs storage cupboard that also has the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Wooden flooring. Wall mounted electric trip switch fuse box. Smoke alarm. Open to:

Open Plan Living / Dining / Kitchen 21'8" (6.6m) Max x 16'8" (5.08m) Max

Living Area 13'7" (4.14m) x 10'3" (3.12m)

uPVC double glazed window to front. Radiator. Wooden flooring.

Kitchen / Dining Area 16'6" (5.03m) x 8'1" (2.46m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wooden flooring.

First Floor

Landing

Access to insulated loft space. Doors leading to:

Bedroom 1 14'2" (4.32m) To Wardrobe x 8'9" (2.67m)

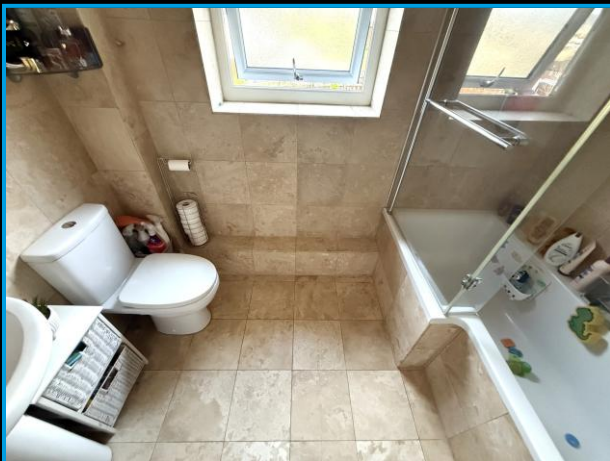
2 uPVC double glazed windows to front. Useful built in double wardrobe with hanging rail and shelving. Further useful bulkhead storage cupboard. Radiator.

Bedroom 2 12'6" (3.81m) x 10'2" (3.1m)

uPVC double glazed window to rear with open outlook. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite comprising space saver bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. inset ceiling lights.



Externally

A feature of this property are the large corner plot gardens.

Front Garden

There is a good sized, enclosed, Front Garden which is laid mainly to lawn with a pathway leading to front entrance door. Gas meter box. Outside lighting. Timber panel fence and brick wall boundaries.

Rear Garden

The enclosed Rear Garden has a Flagstone patio area immediately adjacent the property is ideal for outdoor dining and sitting during fine weather with a further timber decking area. The remainder of the gardens are then laid to lawn with boundaries consisting of brick wall and timber panel fencing. Outside water tap. Front pedestrian access to side property via timber garden gate. Within the rear garden is:

Detached Workshop

Insulated timber construction with double opening doors leading onto rear garden and windows to side. Power and light connected. This space is ideal for a variety of uses including working from home, storage or games room.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band B

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

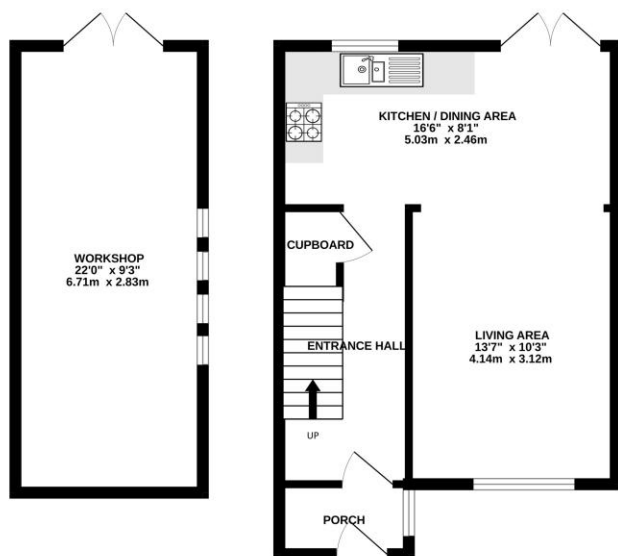
Your home may be repossessed if you do not keep up repayments on your mortgage

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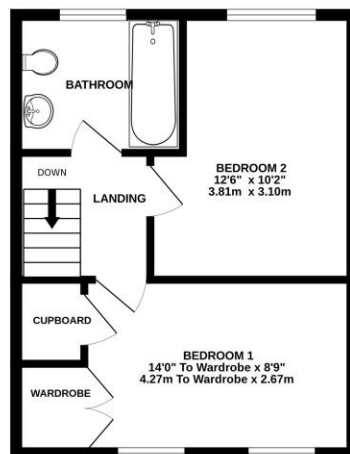
Agents Note

These are draft particulars that are awaiting vendors verification

GROUND FLOOR



1ST FLOOR

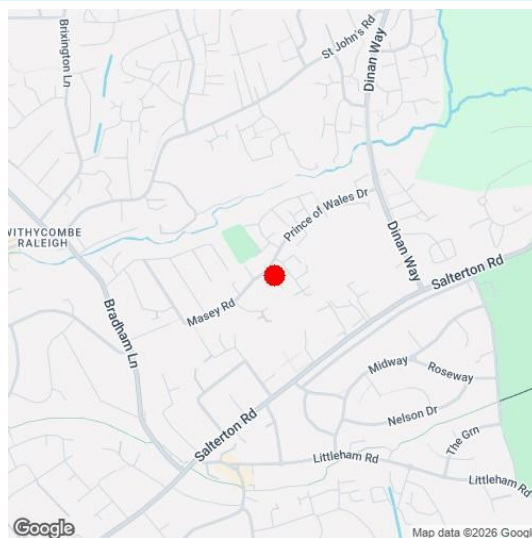


SADLER CLOSE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent town centre office turn right up Rolle Street and turn left at the roundabout along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue along into Prince Of Wales Drive. The property will be found on the right hand side, at the junction with Heard Avenue, clearly identified by our For Sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.