



## 16 Mabry Way, Seaton, EX12 2FJ

Asking Price £425,000 Freehold

- A spacious detached modern house
- Master bedroom with en-suite shower room
- White suite family bathroom
- NO ONWARD CHAIN
- Level location-walking distance to town and beach
- Living room and conservatory
- Attractive, secluded south facing gardens
- Four bedrooms
- Well appointed kitchen/breakfast room with integrated appliances
- Single garage and driveway



# 16 Mabry Way, Seaton EX12 2FJ

This is a particularly attractive, detached house peacefully situated within this popular development and presented in excellent decorative order throughout. The accommodation briefly comprises on the ground floor, a good sized living room leading to a conservatory, well appointed kitchen with integrated appliances and a cloakroom. On the first floor there are four bedrooms, the master bedroom benefits from an en-suite shower room and there is also a family bathroom. The house benefits from gas central heating and sealed unit double glazing throughout. Outside, to the front is a driveway providing off road parking and leads to the attached single garage with remote door. To the rear, is a fully enclosed, level lawned garden which enjoys a fine southerly aspect. NO ONWARD CHAIN



Council Tax Band: D



## GROUND FLOOR

### ENTRANCE

Front door leading to

### RECEPTION HALL

Stairs rising to first floor, radiator, good sized built in coats cupboard, doors leading to

### CONSERVATORY

8'07" x 6'10" (2.62m x 2.08m)

Two doors (one each side of the conservatory) leading to outside. Vaulted ceiling and outlook over the rear garden.

### LIVING ROOM

17'05" x 16'07" (5.31m x 5.05m)

A good sized living space with twin doors leading to the conservatory. Two radiators, understairs storage cupboard.

### KITCHEN/BREAKFAST ROOM

11'07" x 9'04" (3.53m x 2.84m)

### CLOAKROOM

5'02" x 3'07" (1.57m x 1.09m)

Fitted with white suite comprising low level WC, wash hand basin, radiator and tiled surrounds

## FIRST FLOOR

### LANDING

Hatch to loft space, doors leading to

### BEDROOM ONE

14'10" (into alcove) x 9'10" (4.52m (into alcove) x 3.00m)

Aspect over the rear of the property, built in wardrobe, radiator, door leading to

### EN-SUITE SHOWER ROOM

6'07" x 4'10" (2.01m x 1.47m)

Fitted with white suite comprising wash hand basin, inset low level WC, double sized shower with glazed screen, tiled surrounds, heated towel rail, spot lighting, tiled floor.

### BEDROOM TWO

9'10" x 8'03" (3.00m x 2.51m)

Aspect over the front of the house, radiator

### BEDROOM THREE

10'10" x 6'08" (3.30m x 2.03m)

Aspect over the rear, radiator

### BEDROOM FOUR

8'09" x 6'06" (2.67m x 1.98m)

Aspect over the front, radiator.

### FAMILY BATHROOM

7'02" x 5'07" (2.18m x 1.70m)

Pannelled bath with fitted shower, inset wash hand basin, extraction, spot lighting, attractive tiled surrounds, tiled floor, spot lighting. Heated towel rail.

## OUTSIDE

The property is approached over a driveway, providing off road parking and leading in turn to the attached single garage (18'00" x 9'00" with power, light and remote powered door and courtesy door to rear garden. The front garden is neatly landscaped with a variety of plants and shrubs. To the rear of the house is a level, lawned, fully enclosed, south facing garden with a paved patio and collection of shrubs and small trees.

## AGENTS NOTES

The property shares a driveway to the front with an adjoining house.

Tenure: Freehold

Local Authority: East Devon District Council

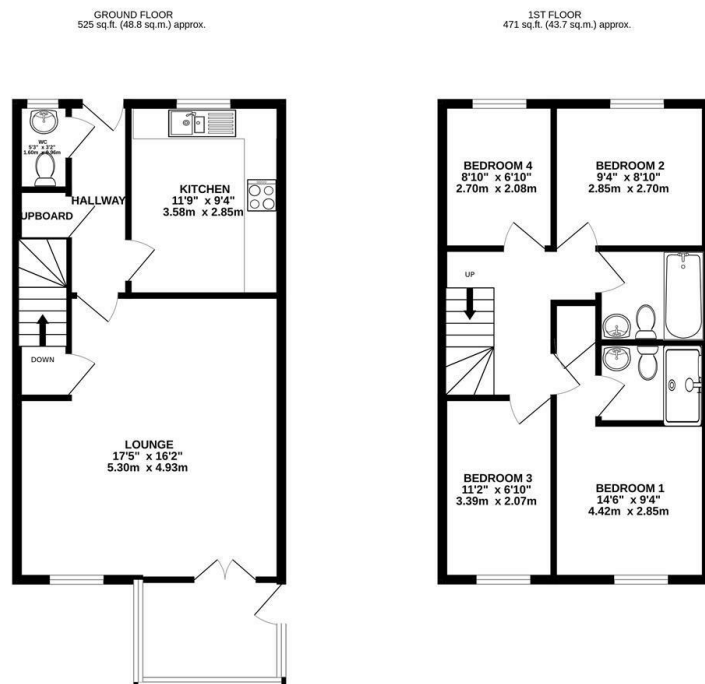
Tax Band: D

Utilities: All mains utilities

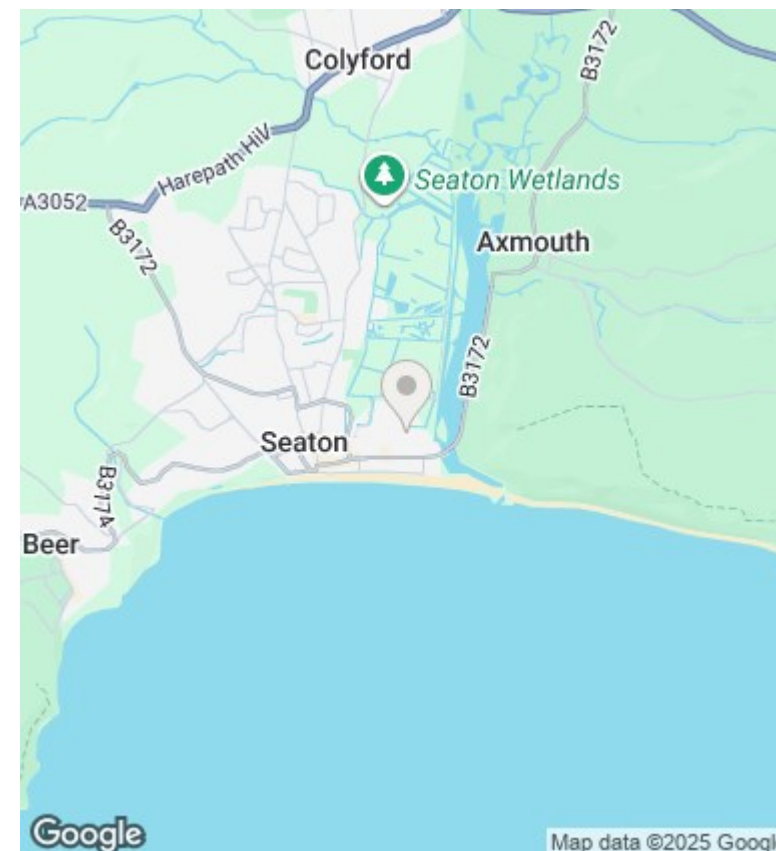
Broadband: Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

We are advised there is a service charge payable to the developer/their agent.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.  
 Made with Metaphor 12/2025



## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |