



## 24 Burnham Close, Seaton, EX12 2UW

Asking Price £210,000

- An extended, modern mid-terrace house
- Living room and spacious conservatory
- Neutrally decorated throughout
- Ideal first time buy or investment purchase
- Two bedrooms
- Well fitted modern kitchen
- Attractive, private enclosed rear garden
- Peaceful, cul-de-sac location
- White suite bathroom
- Two parking spaces

# 24 Burnham Close, Seaton EX12 2UW

This is an attractive, extended mid terrace modern house, located in a peaceful cul-de-sac within walking distance of the local shop and bus stop. The town centre amenities and beach are within an approx 3/4 mile walk and there is a hoppa bus which offers a regular service. The property is decorated in neutral tones whilst benefitting from gas central heating and sealed unit double glazing. The accommodation briefly comprises an entrance porch, reception hall, living room, spacious conservatory, modern kitchen, two bedrooms and white suite bathroom. Outside, to the front of the house are two off road parking spaces and shrub borders whilst to the rear is a fully enclosed paved garden which offers a high degree of privacy.



Council Tax Band: B



## **ENTRANCE**

Front door to entrance porch, front door leading to

## **RECEPTION HALL**

Radiator, doors leading to

## **LIVING ROOM**

13'00" x 12'09" (3.96m x 3.89m)

Aspect to the rear, radiator, TV point, stairs rising to first floor, twin sliding doors to

## **CONSERVATORY**

11'02" x 9'00" (3.40m x 2.74m)

Twin doors leading to garden, quality flooring, two heaters, sealed unit double glazed throughout.

## **KITCHEN**

8'09" x 8'07" (2.67m x 2.62m)

Sunny aspect over the front garden, well fitted with modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, single drainer sink unit, space for fridge/freezer, plumbing for automatic washing machine. Gas boiler powering central heating and providing hot water. Tiled surrounds.

## **FIRST FLOOR**

### **LANDING**

Hatch to loft space, radiator, doors leading to

### **BEDROOM ONE**

12'10" x 9'00" (3.91m x 2.74m)

Aspect over the rear of the house with two windows, radiator, built in storage cupboard, open outlook.

### **BEDROOM TWO**

9'03" x 8'11" (2.82m x 2.72m)

Aspect to the front of the house.

## **BATHROOM**

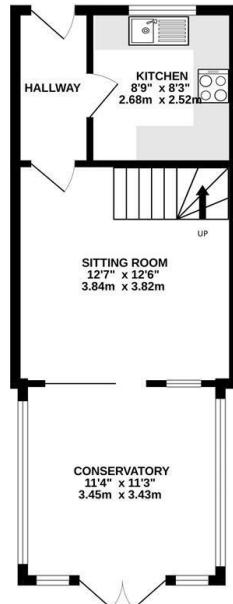
6'00" x 6'01" (1.83m x 1.85m)

Contemporary white suite comprising panelled bath with fitted shower, wash hand basin, low level WC, chrome heated towel rail, tiled surrounds.

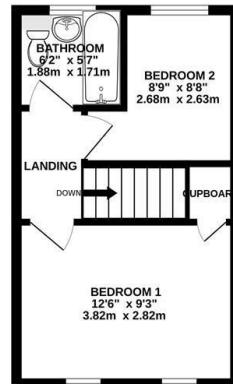
## **OUTSIDE**

Directly to the front of the house are two off road parking spaces together with flower and shrub borders. To the rear is a delightful, fully enclosed level garden mainly laid to paved patio and offering a good deal of privacy and seclusion. There is also a secure gateway allowing rear pedestrian access.

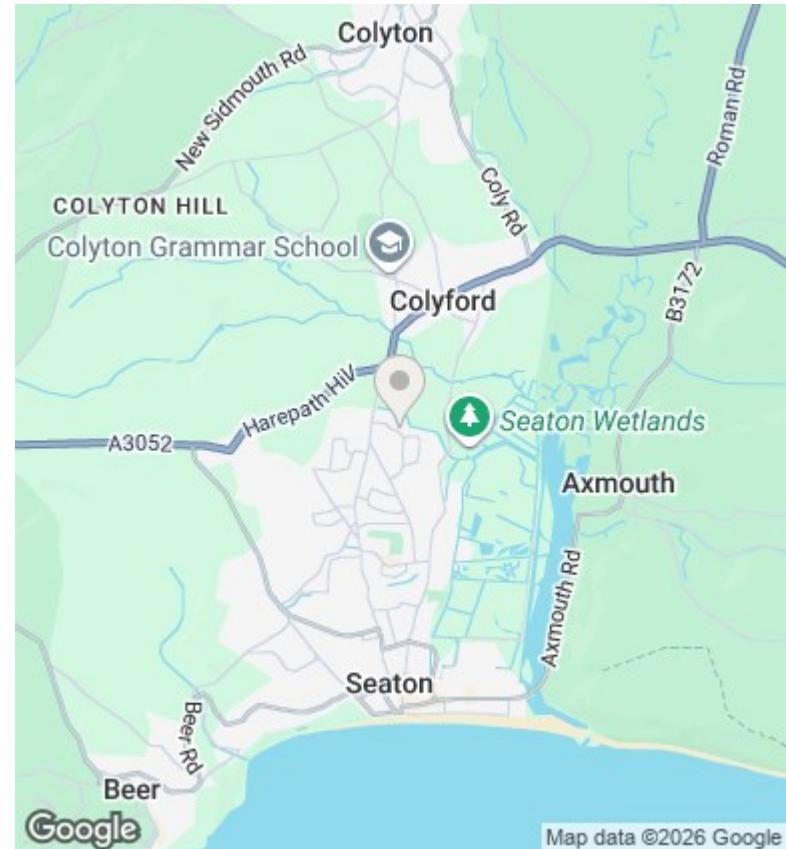
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller disclaims any responsibility for any errors or omissions in this plan. It has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC