



16 Burnham Close, Seaton, EX12 2UW

Asking Price £200,000 Freehold

- A mid terraced house
- Fitted kitchen
- Convenient, peaceful cul de sac location
- NO ONWARD CHAIN
- Two bedrooms
- Family bathroom
- Attractive, south facing enclosed rear garden
- Living room with twin sliding doors to garden
- Gas central heating & sealed unit double glazing
- Two allocated parking spaces

16 Burnham Close, Seaton EX12 2UW

This is an attractive modern, mid terrace house offered for sale for the first time since circa 1999 and is now offered to the market with no onward chain.

The property occupies a peaceful, level location in this popular cul de sac within easy reach of the town amenities, sea front, local schools and convenience store. There is also a local 'Hoppa' bus which provides a link around the town to the centre.

The property is decorated in neutral tones whilst offering gas central heating and sealed unit double glazing.

The accommodation briefly comprises a reception hall, living room, kitchen, two bedrooms and family bathroom.

Outside, a real feature of the property is the south facing, secluded rear garden which is fully enclosed with paved patio and range of shrubs.

To the front are two allocated tandem parking spaces.

NO ONWARD CHAIN



Council Tax Band: B



ENTRANCE PORCH

9'09" x 3'08" (2.97m x 1.12m)

Porch with front door leading to

RECEPTION HALL

Radiator, stairs rising to first floor, doors leading to

LIVING ROOM

13'02" x 12'09" (4.01m x 3.89m)

With aspect over the rear garden, sliding doors to outside, TV point, stairs rising to first floor

KITCHEN

8'08" x 8'03" (2.64m x 2.51m)

Aspect over the front of the house and fitted with range of units comprising roll top work surfaces, drawer units, cupboard units, eye level wall units, space for cooker, space for fridge/freezer, further appliance space, single drainer stainless steel sink unit, strip lighting. Wall mounted gas fired Worcester boiler.

LANDING

Hatch to loft space, doors leading to

BEDROOM ONE

12'08" max x 9'01" (3.86m max x 2.77m)

Aspect over the rear garden, radiator, built in double fronted wardrobes with hanging rail and storage over. Airing cupboard with insulated copper cylinder.

BEDROOM TWO

8'10 x 8'06" into recess (2.69m x 2.59m into recess)

Aspect over the front of the property, radiator

BATHROOM

6'02" x 5'07" (1.88m x 1.70m)

Fitted with coloured suite comprising panelled bath with hand rails and fitted shower, low level WC, pedestal wash hand basin, tiled surrounds, radiator

OUTSIDE

To the front of the property are two allocated parking spaces (tandem) and an easy to maintain area with mature shrub and bin storage cupboard.

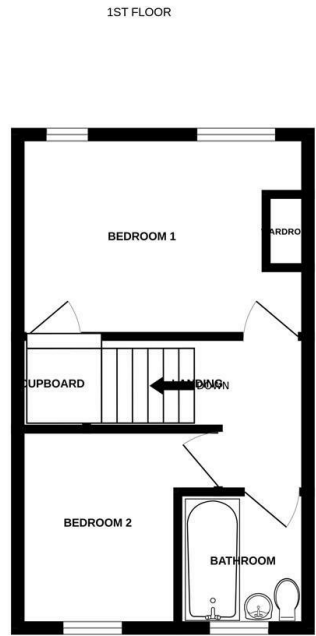
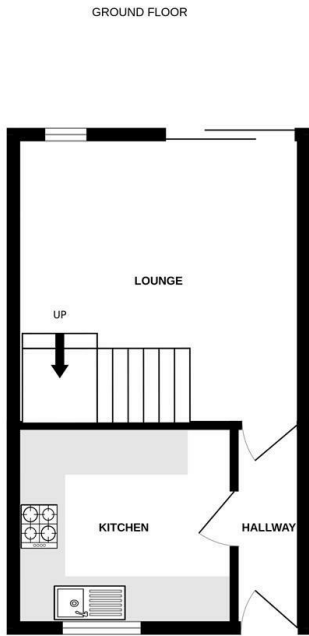
To the rear of the house is an attractive, south facing, fully enclosed garden which measures approx 32' x 13'05" and is well stocked with a range of mature shrubs/plants including small palm trees and rose bushes.

Secluded paved patio on two levels providing a private sitting out area.

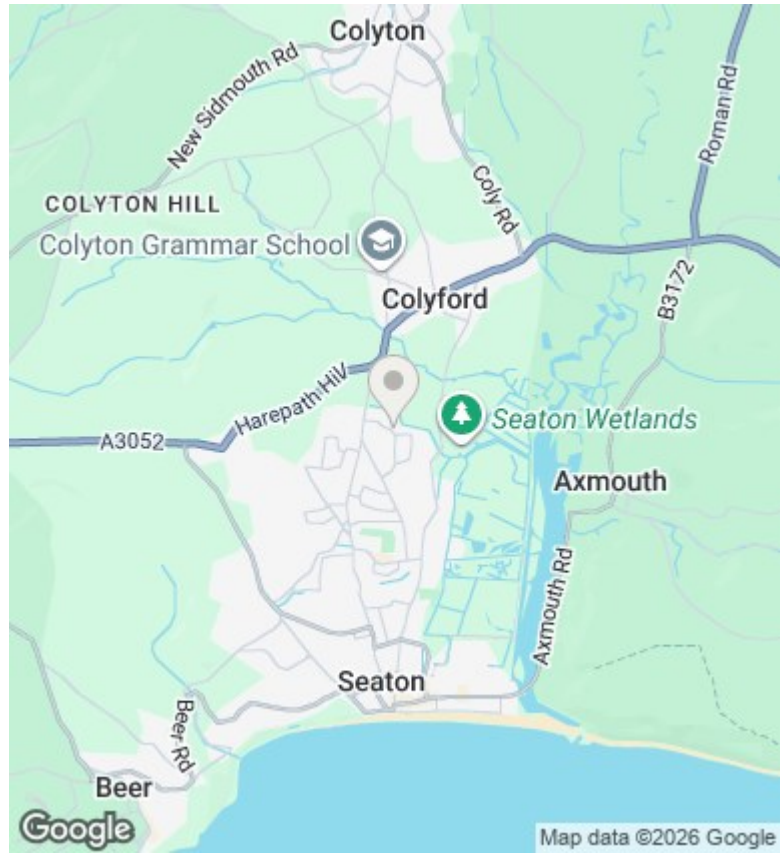
Pebbled area leading to rear gate providing pedestrian access.

AGENTS NOTE

We understand some contents/furniture (excluding personal items) can be available by separate negotiation.



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

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	