



8 Albion Close, Seaton, EX12 2XS

Asking Price £475,000 Freehold

- A spacious modern detached house
- Living room, dining room and conservatory
- Attractive, well stocked surrounding gardens
- NO ONWARD CHAIN
- Peaceful, highly convenient location
- Well fitted kitchen/breakfast room
- Double garage and driveway parking
- Four good sized bedrooms
- Family bathroom, en-suite shower to master and cloakroom
- Some modernisation required in places

8 Albion Close, Seaton EX12 2XS

This is a spacious, detached modern house constructed by Messrs Persimmon Homes and located in a desirable, convenient, peaceful location.

The property occupies a commanding, slightly elevated position at the head of the cul de sac which affords some open views across the town towards the Axe Estuary and surrounding countryside.

The accommodation briefly comprises on the ground floor, a living room, separate dining room, fitted kitchen/breakfast room, conservatory and cloakroom. On the first floor are four good sized bedrooms, master bedroom with en-suite shower room and family bathroom.

The property would benefit from some general modernisation in places but does offer gas central heating and sealed unit double glazing throughout.

Outside, a driveway provides off road parking and leads to the attached double garage.

The rear garden is of a good size, well stocked with variety of plants, shrubs and small trees whilst also offering a paved patio and lawned area.

NO ONWARD CHAIN



Council Tax Band: E



GROUND FLOOR

ENTRANCE

Front door leading to

RECEPTION HALL

Understairs storage cupboard, doors leading to

LIVING ROOM

21'08" x 11'05" (6.60m x 3.48m)

Aspect over the front of the property, feature fireplace with fitted gas fire, surround, hearth and mantel over. Sliding doors to

CONSERVATORY

11'10" x 10'00" (3.61m x 3.05m)

With outlook over the garden, twin doors to outside.

KITCHEN/BREAKFAST ROOM

15'04" x 9'03" (4.67m x 2.82m)

Comprehensively fitted with work surfaces, drawer units, cupboard units, eye level wall units, one and a half bowl stainless steel sink unit. Integrated Bosch dish washer, built in double oven and hob with hood over. Aspect over the rear garden, tiled surrounds, further area of work surface with wall and base units. Concealed wall mounted gas boiler. TV point, door to outside

DINING ROOM

12'00" x 8'09" (3.66m x 2.67m)

Aspect to the front.

CLOAKROOM

White suite comprising, corner wash hand basin, low level WC, half tiled.

FIRST FLOOR

LANDING

Hatch to loft space. Built in airing cupboard with insulated tank and slatted shelving.

BEDROOM ONE

14'09" x 12'00" (4.50m x 3.66m)

With open views across the town to the Axe Valley countryside, range of fitted wardrobes. Door leading to

EN-SUITE SHOWER ROOM

9'00" x 6'00" (2.74m x 1.83m)

White suite including inset wash hand basin with cupboards below, low level WC, bidet, shower cubicle, spot lighting, extractor. shaver/light point.

BEDROOM TWO

12'01" x 8'10" (3.68m x 2.69m)

With aspect to the front, built in cupboard with shelving. Open views towards the Axe Estuary and surrounding countryside.

BEDROOM THREE

11'05" x 9'05" (3.48m x 2.87m)

Aspect over the rear garden, range of fitted wardrobes.

BEDROOM FOUR

9'05" x 8'09" (2.87m x 2.67m)

Aspect to the rear of the house

BATHROOM

6'05" x 6'04" (1.96m x 1.93m)

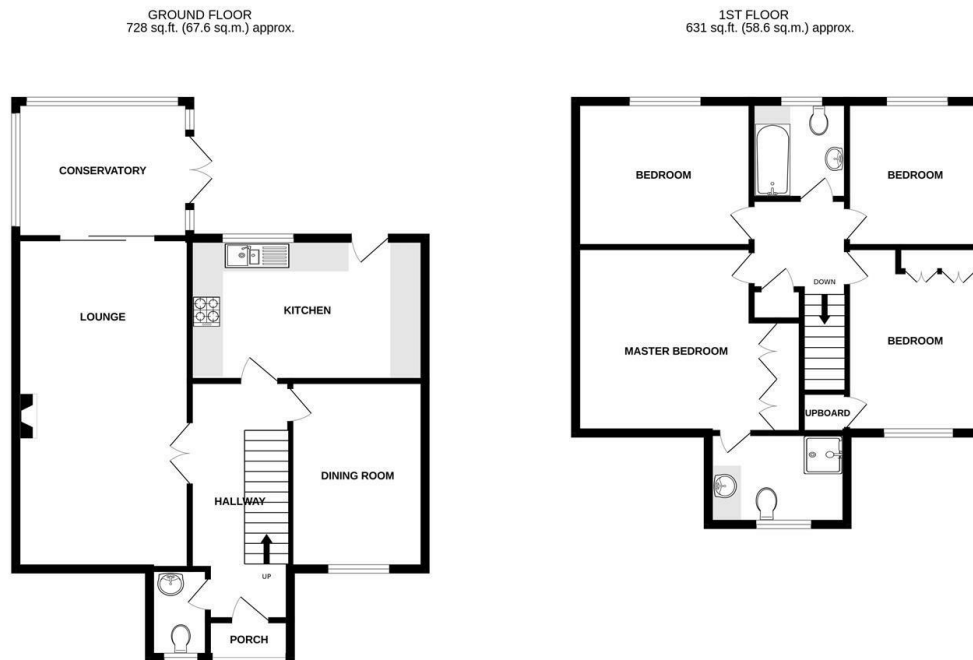
White suite comprising panelled bath with hand rails, low level WC, pedestal wash hand basin, spot lighting and extractor

OUTSIDE

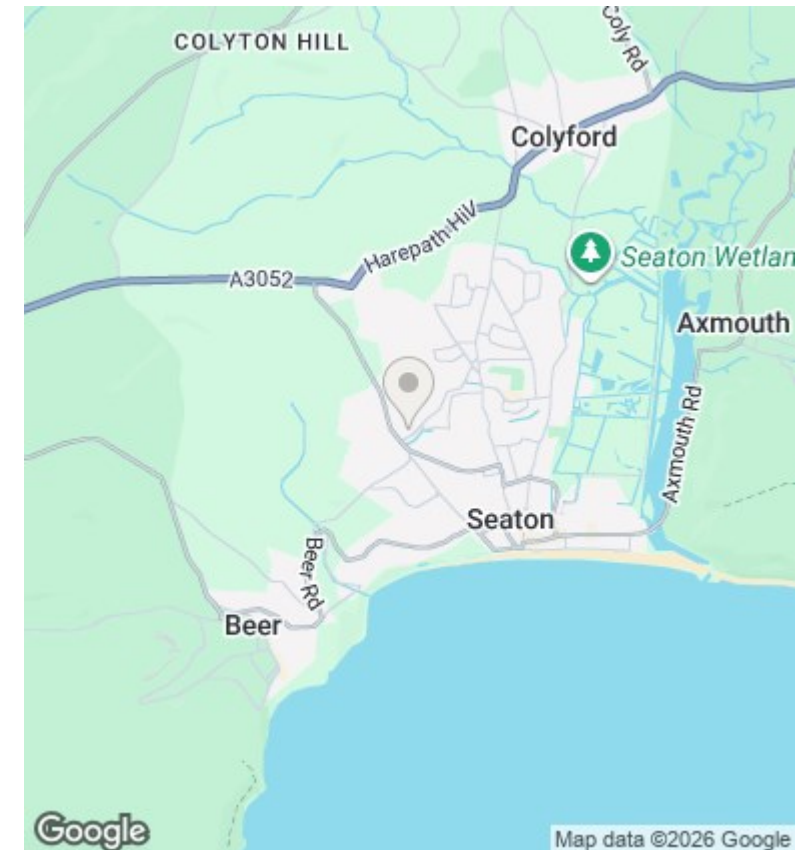
The property is approached over a driveway providing off road parking and leading in turn to the attached double garage 18'02" x 17'10" with power, lighting and courtesy door to garden. To the rear of the house are good sized, enclosed, landscaped gardens on two levels which are stocked with a wide range of mature shrubs and plants. There is also a secluded, level paved patio and an area of gently sloping lawn to the side of the property, this in turn leads to the garaging and a greenhouse. Outside lighting.

AGENTS NOTE

The property is approached over a small area of driveway which is shared with two adjoining properties



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 sq.m.) approx.
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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	