



## 7 Albion Close, Seaton, EX12 2XS

Asking Price £495,000 Freehold

- An impressive, spacious detached house
- Open views across the town to Axe Valley countryside
- Family bathroom, en-suite to master and ground floor cloakroom
- Detached double garage & driveway parking
- Desirable, peaceful cul de sac location
- Living room with wood burner, separate dining room & conservatory
- Gas central heating and sealed unit double glazing.
- Four good sized bedrooms
- Well appointed kitchen/dining room
- Superb, landscaped mature gardens

# 7 Albion Close, Seaton EX12 2XS

This is a superbly presented, spacious detached house located in a desirable cul de sac location within easy reach of the sea front and town centre with its wide range of shops/amenities. The property is offered for sale for the first time since 2002 and offers a rare opportunity to purchase this substantial family sized house.

The accommodation briefly comprises on the ground floor a light and airy living room with wood burner, separate dining room, conservatory, modern kitchen/breakfast room & cloakroom whilst on the first floor are four good sized bedrooms, en-suite shower room to master and a family bathroom.

The property is in excellent decorative order with sealed unit double glazing and gas fired central heating.

Outside, to the front is a well stocked garden with feature monkey puzzle tree, whilst a driveway provides off road parking and leads to the double garage.

A real feature of the house are the mature, landscaped, well stocked gardens which offer a profusion of specimen plants, shrubs and small trees. The south and west facing, rear garden is fully enclosed and also offers a secluded, paved patio.



Council Tax Band: E



## GROUND FLOOR

### ENTRANCE

Front door with leaded light features to

### RECEPTION HALL

Stairs rising to first floor, understairs storage cupboard, solid wood flooring, archway to

### LIVING ROOM

21'08" x 12'00" (6.60m x 3.66m)

A dual aspect room with feature wood burner, hearth and mantel over. Sliding doors to

### CONSERVATORY

10'08" x 9'09" (3.25m x 2.97m)

Complete with a solid roof, tiled floor, aspect over the rear garden, twin doors to outside.

### DINING ROOM

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

Aspect over the front of the property, solid wood flooring.

### KITCHEN/DINER

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

Aspect over the rear garden and comprehensively fitted with range of modern units comprising work surfaces, drawer units, cupboard units, eye level wall units, plumbing for automatic washing machine, plumbing for dish washer, one and a half bowl sink unit. Space for fridge freezer. Integrated hob and oven with hood over. Concealed gas fired boiler. Attractive tiled surrounds, quality flooring, spot lighting, sliding doors to outside.

### CLOAKROOM

Fitted with wash hand basin and low level WC

## FIRST FLOOR

### LANDING

Hatch to loft space, airing cupboard. Doors leading to

### BEDROOM ONE

12'09" x 12'00" (3.89m x 3.66m)

Aspect over the front of the property with open views across the town towards Axmouth. Range of built in wardrobes. Door leading to

### En SUITE SHOWER ROOM

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

Contemporary white suite with double sized shower, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled floor.

### BEDROOM TWO

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

Aspect over the rear garden.

### BEDROOM THREE

12'02" x 8'10" (3.71m x 2.69m)

Open aspect over the front of the house, built in storage.

### BEDROOM FOUR

9'05" x 8'10" (2.87m x 2.69m)

Aspect over the rear garden

### FAMILY BATHROOM

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

White suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, tiled surrounds.

## OUTSIDE

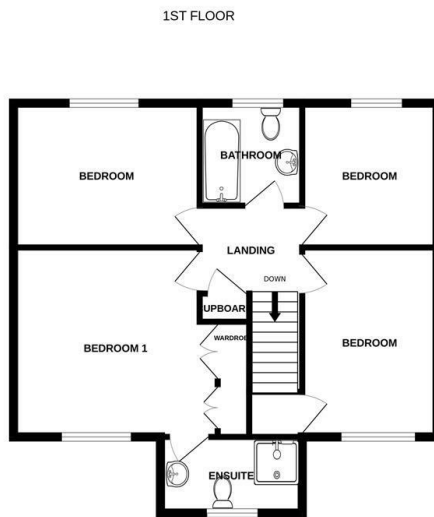
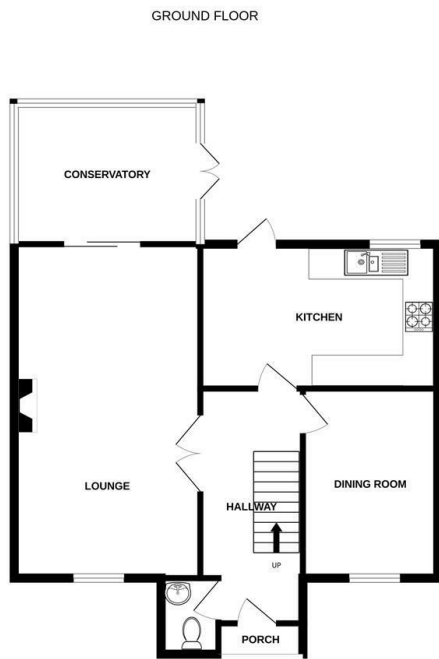
The property is approached over a driveway providing off road parking and leading to the DOUBLE GARAGE (18'10 x 18'00) with twin up and over doors (one powered), power and lighting connected, courtesy door to rear garden.

The front garden is well stocked with a wide range of specimen plants, shrubs and an impressive monkey puzzle tree.

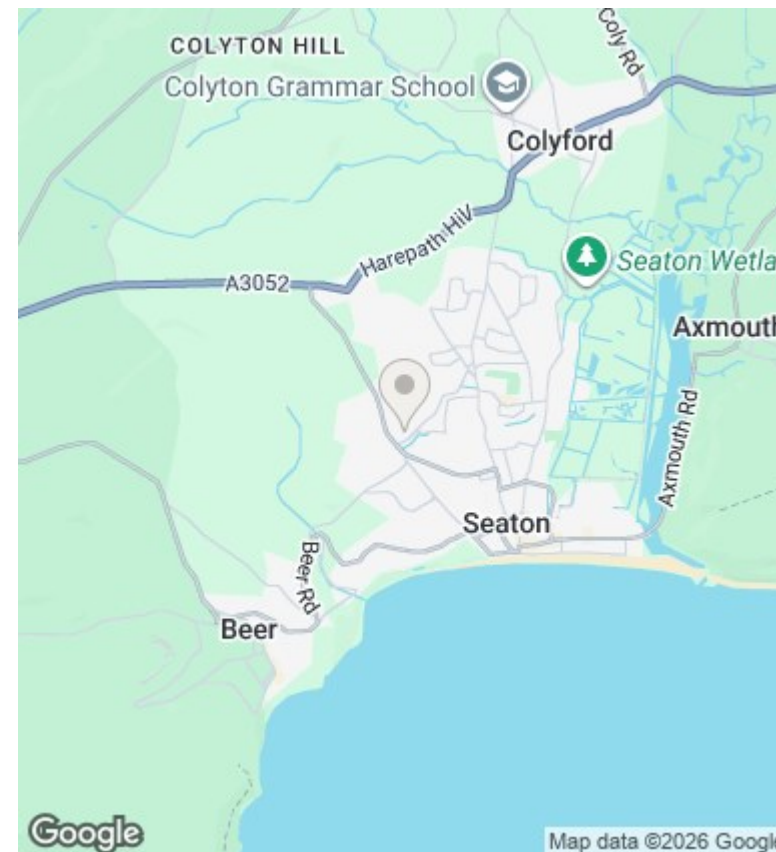
To the rear is a stunning, landscaped garden, fully enclosed, stocked with a wide range of interesting mature plants, shrubs and small trees all laid out on a number of terraces. The garden also offers a secluded level patio/terrace, range of mature productive fruit trees, climbing peach tree, palm trees. Outside cold water tap and outside lighting. Courtesy gate to driveway.

## AGENTS NOTE

A section of driveway is shared with one neighbouring property.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	