



**John
Wood
& Co**

**Coast &
Country since 1977**

4 West View, Beer, Devon EX12 3HY

£325,000 Freehold



PROPERTY DESCRIPTION

An appealing period two bedroomed mid-terraced cottage, located at the heart of Beer, close to all of the Village amenities and the beach, constructed with pebble dashed elevations, with Beer stone dressings, under a slate roof. The property has the usual attributes of double glazed windows and gas fired central heating, but would now benefit from some further updating and improving.

The spacious and flexible accommodation briefly comprises; entrance hall with stairs to first floor, sitting room, separate dining room and a kitchen, with the first floor having two bedrooms and a bathroom. The property is accessed by a communal path, which has a sunny seating area, and a border in front of the property with steps down to a private garden, which has a patio, an area of lawn, a garden shed and a specimen tree.

This cottage comes to the market with no onward chain, and would a superb family home, holiday home, or buy to let investment.

FEATURES

- No Chain
- Mid-Terraced Cottage
- Two Bedrooms
- Close to Beach
- Lovely Village Views
- Close to a local shop and bus routes
- Separate Dining Room
- Buy To Let Investment Opportunity
- EPC Rating D
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

Small paned glazed front door, into: -

Entrance Hall

Stairs to first floor. Part coved ceiling. Radiator. Original parquet floor. Doors off to: -

Sitting Room

Window to front, which provides lovely views over the Village and the Church. Feature fireplace, with painted surround, fitted with gas coal effect fire. Shelves to alcove. Part coved ceiling. Radiator.
Archway though to: -

Dining Room

Window to rear. Part panelled ceiling. Fitted bench seating. Radiator. Part glazed screen and door into: -

Kitchen

Half uPVC glazed door to rear pathway and matching window to side. Door back to entrance hall. Stainless steel sink unit with mixer tap, with cupboards and drawers beneath. Further separate run of work surface, with cupboards and drawers beneath, and further short run of work surface, with cupboard beneath, splashback tiling and double wall cupboard over.

Free standing electric cooker, with double oven and ceramic hob. Wall mounted cupboard with electricity meter and consumer control unit over. Understairs storage space, with further area of work surface, with space for microwave, with refrigerator beneath. Radiator. Vinyl sheet flooring.

Returning to entrance hall, stairs to first floor.

First Floor

Part galleried landing. Window to rear. Radiator. Doors off to: -

Bedroom One

Window to front providing lovely Village views. Radiator.

Bedroom Two

Window to front, again providing lovely Village views. Hatch to roof space. Radiator.

Bathroom

Window to rear. White suite comprising; panel bath, with chrome taps and Triton electric shower over, shower rail and curtain. Pedestal wash hand basin with chrome taps, with mirror over. Low mounted flush WC with wooden seat. Splashback tiling to bath and shower area. Large built in cupboard, wall mounted Vaillant boiler for gas fired central heating and hot water and shelves. Radiator. Vinyl sheet timber effect flooring.

Outside

The property is approached, over a communal entrance path. In front of the Cottage, is a delightful seating area, with a flower border to either side, and opposite, there is a further recessed border, planted with a range of flowering shrubs, backed up by a Wrought Iron hand rail and gate, which gives onto the lower garden, which comprises; a paved patio and seating area, with steps descending to a concrete path, which leads down past an area of lawn to a timber garden shed.

The lawn has a most attractive specimen tree, and would make an ideal space for outside seating and entertaining.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £1,956.69 per annum.

Beer

The property is situated in the historic fishing village of Beer, nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east. The village of Beer is built around a substantial pebble beach and includes many buildings of Arts and Crafts architecture. The village offers amenities including; two churches, a post office, a number of pubs and restaurants, a delicatessen, art galleries and a village shop.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

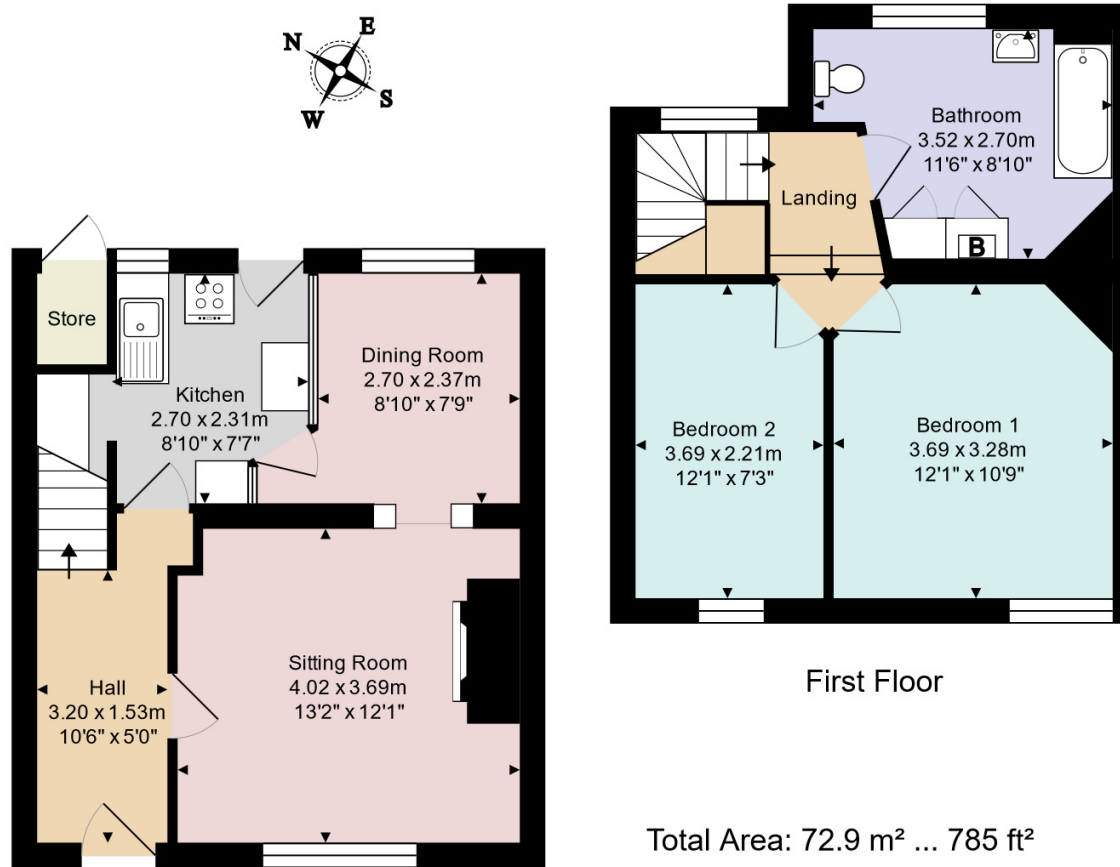
Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





Ground Floor

First Floor

Total Area: 72.9 m² ... 785 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		66	
England, Scotland & Wales			
EU Directive 2002/91/EC			