



**Coast &
Country since 1977**

West Underleys, Beer, Devon

£295,000 Freehold



PROPERTY DESCRIPTION

A well presented three/ four bed roomed semi-detached house, located on the outskirts of Beer, with pleasing sea views, together with lovely rural views over the fields surrounding the village. Constructed with colour washed rendered elevations under a tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating, and benefits from a terraced garden to the rear.

The accommodation briefly comprises; on the ground floor, entrance porch, living room with sea glimpses, a good sized kitchen/ breakfast room, a separate dining room or fourth bedroom, and a utility area with a ground floor WC. The first floor has three bedrooms, two good sized doubles, and a family bathroom. Outside, there is a good sized enclosed terraced garden to the rear, which has been designed for ease of maintenance.

This property comes to the market with no onward chain, and would make an ideal family home.

FEATURES

- No Onward Chain
- Three Bedrooms
- Ground Floor Dining Room or Fourth Bedroom
- Sea Views
- Ground Floor WC & Utility Room
- Kitchen/ Breakfast Room
- Well Presented Throughout
- Terraced Rear Garden
- EPC Rating D
- Council Tax Band C





ROOM DESCRIPTIONS

The Property:

This property is ex-local authority, meaning it has a section 157 restriction. This means that prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property.

Ground Floor

The property is approached over a pedestrian footpath, with steps leading up to the front door and the entrance porch.

From the entrance porch, a door leads into the entrance hall, with stairs leading to the first floor, and a door into the sitting room, which has a fitted gas fire, and pleasing sea glimpses, with a door leading through to the kitchen breakfast room.

Kitchen/ Breakfast room

The kitchen has been principally fitted to three sides, with a range of matching wall and base units. L shaped run of work surface, with inset single bowl sink and drainer, with chrome mixer tap, with cupboards below, including a space and plumbing for a dishwasher. Inset space for cooker, with extraction above.

On the other side of the kitchen, there is a further short run of work surface, with space for under counter fridge and under counter freezer, with further cupboards above.

To the rear of the kitchen, is an archway leading through the utility room, with a ground floor cloakroom, and a door leading through to the separate dining room, or fourth bedroom if required.

Utility Room and WC

The utility area has a run of work surface, with drawers and cupboards beneath, including space and plumbing for washing machine.

Door to a ground floor cloakroom, which comprises; a close coupled WC, a wall mounted wash hand basin with chrome taps and a radiator.

Dining Room

An excellent sized room, which has a number of convenient uses, including a separate dining room, a home office or a ground floor double bedroom.

First Floor Landing

Hatch to roof space, which is boarded, and insulated, with light and power. Door to storage cupboard with slatted shelves.

Doors off to three bedrooms, one good sized double, with built in wardrobes, a second good sized double, with pleasing sea views, and a third single bedroom, which has an airing cupboard, which houses the gas fired boiler for central heating and hot water.

Family Bathroom

White suite, comprising; panel bath with chrome taps, a fitted Triton electric shower and a shower curtain, a pedestal wash hand basin with chrome taps, a close coupled WC and a radiator.

Outside

The property benefits from an enclosed terraced garden to the rear, which provides a lovely peaceful space for outside entertaining an al fresco dining, and includes areas of gravel and patio for ease of maintenance, a garden shed, and attractive mature plants and shrubs.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,055.18 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.

Schooling

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

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**

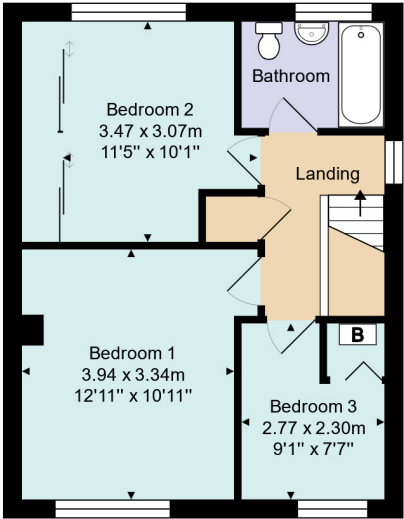
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251

Total Area: 107.7 m² ... 1159 ft²
Not to scale. Measurements are approximate and for guidance only.



First Floor

