





PROPERTY DESCRIPTION

A beautifully presented, light and spacious double fronted detached house, located in an elevated position, taking maximum advantage of the stunning sea and coastal views, in the sought after fishing village of Beer. The property benefits from on-site parking, and beautiful gardens offering a delightful setting for outside entertainment and al fresco dining.

The charming and versatile accommodation, approaching 1,200 square feet, briefly comprises; on the ground floor, entrance porch, leading to an excellent sized entrance hall, with stairs to the first floor, and doors off to a lovely sitting room, with a feature fireplace, and a beautiful bay window providing stunning sea views, a fitted kitchen, a separate dining room, again taking maximum advantage of the superb views, a ground floor cloakroom and a utility area.

The first floor has three double bedrooms, one benefiting from an en-suite shower room, together with a family bathroom. Outside, the property benefits from a paved parking area, together with a drive, offering ample onsite parking, and a spacious terrace, which takes full advantage of the stunning sea, coastal and countryside views.

The gardens to the rear, have been designed to showcase numerous seating areas, with the top level of the garden laid with decking, to provide a charming vantage point, to fully showcase the stunning views.

FEATURES

- No Onward Chain
- Super Detached House
- Stunning Sea and Coastal Views
- Bright and Spacious
- Three Double Bedrooms
- En-Suite Shower Room
- Ground Floor Cloakroom
- Separate Dining Room
- Onsite Parking
- Close to Village Amenities and Beach





ROOM DESCRIPTIONS

Further Information To Follow

Council Tax

East Devon District Council; Tax Band E- Payable 2023/24: £2,825.87per 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

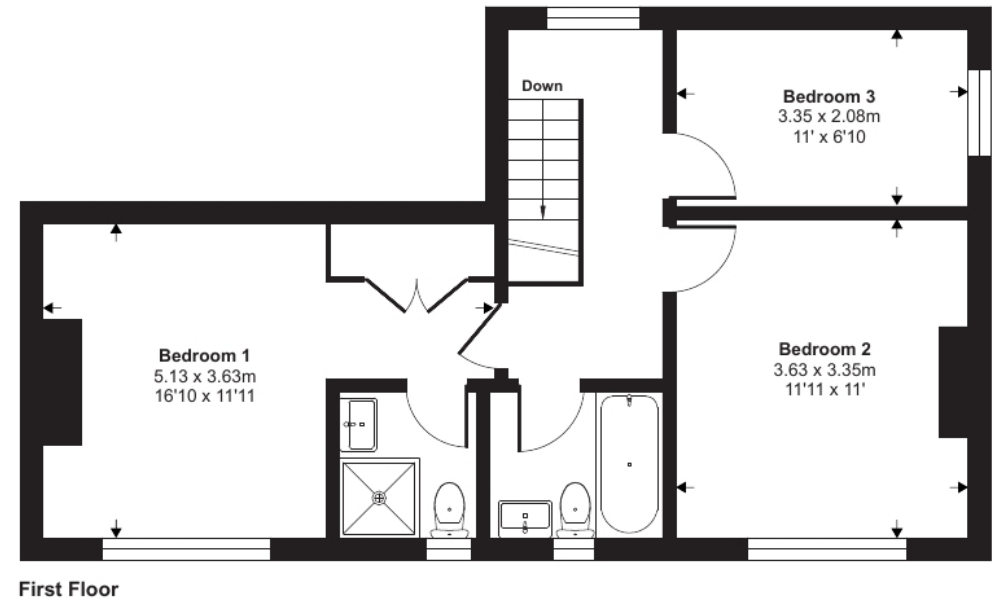
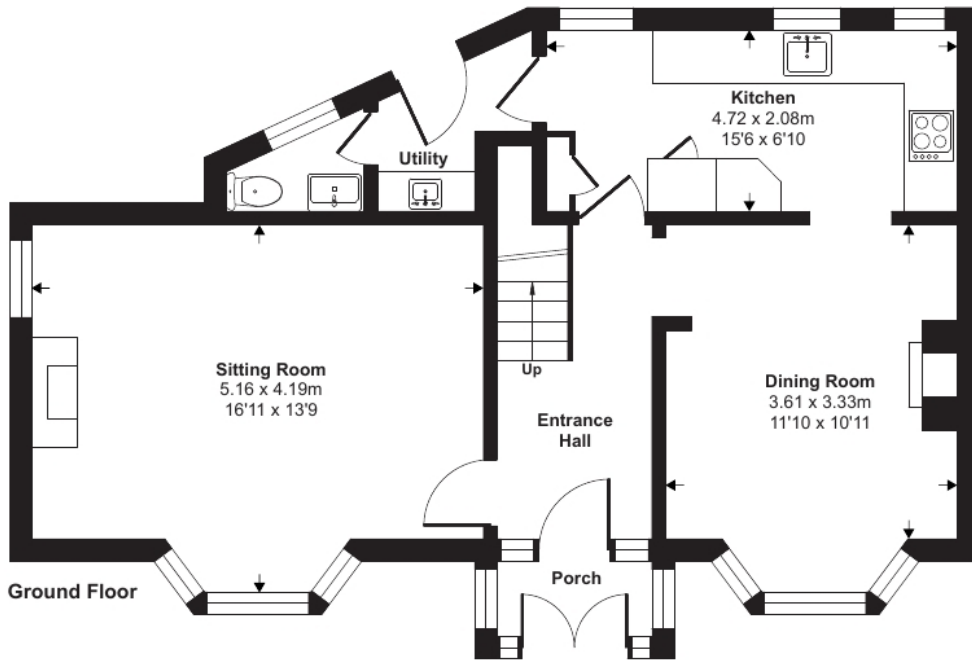
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman:
08218195

Client Money Protection provided by Propertymark: C0124251

Approximate Area = 1167 sq ft / 108.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1103736

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	