

**John
Wood
& Co**



**4 Bluff Terrace, Townsend, Beer, Devon EX12
3NJ**

£279,950 Freehold

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PROPERTY DESCRIPTION

A well presented and spacious, two bedroomed end of terrace house, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of one allocated parking space and a south facing enclosed courtyard style garden to the rear.

The accommodation briefly comprises; on the ground floor, entrance hall with a WC and stairs to the first floor, a fitted kitchen/ breakfast room and a living/ dining room, with the first floor having two double bedrooms and a family bathroom. The property was designed to be easily convertible to three floors and this was a major selling point when the current owner purchased the property, subject to current planning regulations and consents.

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

FEATURES

- No Onward Chain
- End of Terrace House
- Two Double Bedrooms
- Allocated Parking Space
- Rear Courtyard Garden
- Kitchen/ Breakfast Room
- Ground Floor WC
- EPC Rating C





ROOM DESCRIPTIONS

The Property: -

Entrance Hall

Coved ceiling. Stairs to first floor. Radiator. Door to WC, with a white suite, comprising: WC with co-ordinating seat, pedestal wash hand basin with chrome taps and radiator.

Door to: -

Kitchen/ Breakfast Room

Window to front. Coved ceiling. The kitchen has been fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher, and space and plumbing for washing machine. Inset four ring gas hob with built in oven beneath and extraction above. Built in fridge freezer.

Door to: -

Living/ Dining Room

Sliding door to south facing courtyard style rear garden. Coved ceiling. Radiator. Feature fireplace. Door to side porch with a door providing access to the side.

Returning to entrance hall, stairs to the first floor.

First Floor

Hatch to roof space, which is insulated. Doors off to: -

Bedroom One

Window to rear. Coved ceiling. Radiator. Doors to built in wardrobe.

Bedroom Two

Window to front. Coved ceiling. Radiator. Part restricted head height.

Bathroom

White suite, comprising: WC with co-ordinating seat, pedestal wash hand basin with chrome taps, panel bath with handrails, chrome taps, shower over bath and a glazed screen. Coved ceiling. Chrome ladder style towel rail.

Outside

The property is approached over a tarmac parking and turning area, where there is one allocated/ numbered parking space. The parking area leads to a paved path which provides access to the property.

To the rear of the property, there is an enclosed south facing courtyard style garden, which is accessed via a sliding door from the living room and offers an ideal space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,877.83

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.

Local Schools

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.

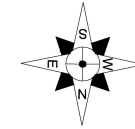
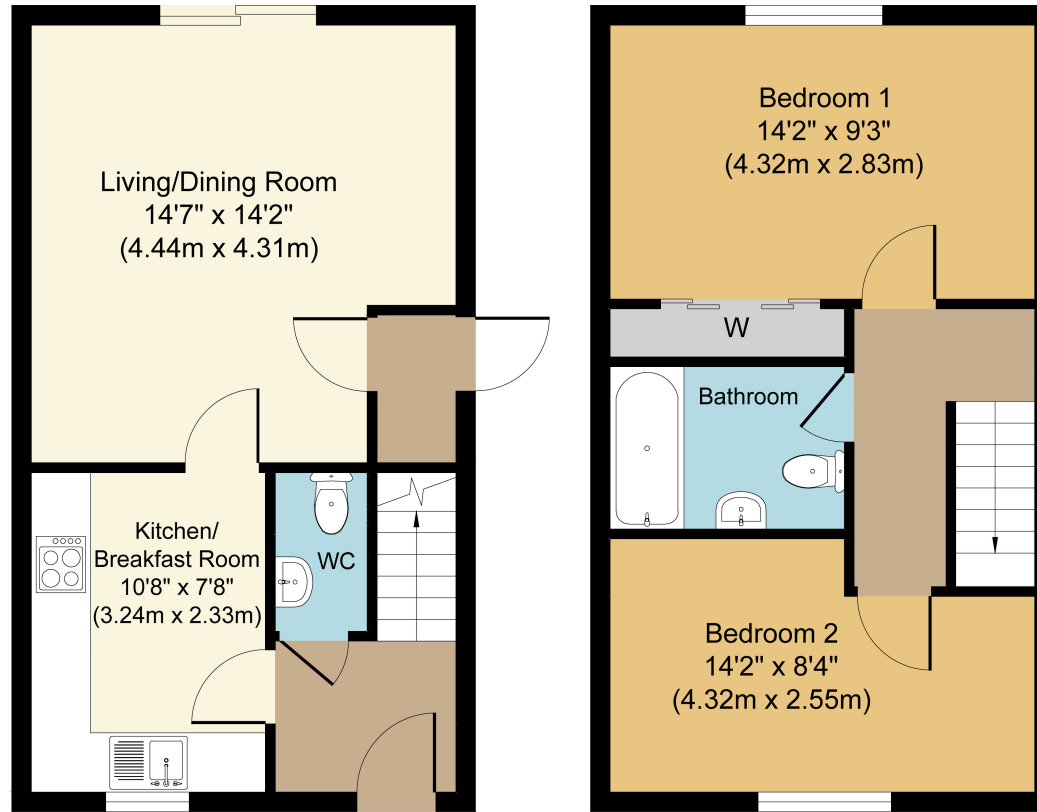
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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





Ground Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)

First Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)

Approx. Gross Internal Floor Area 722 sq. ft. (67.06 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			