





PROPERTY DESCRIPTION

A period three bedroomed mid-terrace home, with the advantage of parking, conveniently located, in the popular fishing Village of Beer close to the beach, shops and amenities.

The spacious and well-presented accommodation briefly comprises; on the ground floor, entrance hall with period tiled floor, good sized living room with bay window, kitchen/ dining room, utility room, with space and plumbing for washing machine, and a wall mounted gas fired boiler, and a conservatory. The first floor has three bedrooms, one benefiting from an en-suite WC, together with a family bathroom.

Outside, there is a small garden to the front, and a parking space, and a pleasing terraced rear garden. This home would make an ideal family home, second/ holiday home, or buy to let investment, and is priced to sell.

FEATURES

- Mid- Terraced Period Home
- Three Bedrooms
- Kitchen/ Dining Room
- Utility Room
- Front and Rear Gardens
- Close to Beach and Amenities
- Conservatory
- Onsite Parking





ROOM DESCRIPTIONS

The Property:

The property can be accessed via a pedestrian gate, leading past the landscaped front garden, and towards the front door. In front of the garden, is one parking space offering onsite parking.

Ground Floor:

Entrance Hall:
Stairs to first floor, with a good sized under stairs storage cupboard. Radiator. Original period tiled floor.

Sitting Room:

Bay window to front. Radiator.

Kitchen/ Dining Room:

Extensive range of built in cupboards. Door to utility room. Doors to conservatory. Radiator. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset sink and drainer with chrome mixer tap, and cupboards beneath. Range cooker with extraction over. Full height unit incorporating further storage, and space for a free standing fridge freezer.

Utility Room:

Obscure glazed window to rear. Wall mounted, recently replaced (2022) Worcester boiler for gas fired central heating and hot water. Space and plumbing for washing machine.

Conservatory:

Bi-folding doors, providing access to the rear garden, and offering a beautiful indoor out door feel, with ample opportunity for outside entertaining and al fresco dining.

First Floor:

Landing:

Hatch to roof space, which is insulated and has a light. The roof space offers the opportunity for extending into the roof space, subject to any necessary consents.

Bedroom One:

Window to front. Radiator.

Bedroom Two:

Window to rear, overlooking rear garden. Door to en-suite WC. Radiator.

Bedroom Three / Study:

Window to front. Radiator.

Bathroom:

Obscure glazed window to front. White suite, comprising; panel bath, with chrome taps, a shower over, and a shower curtain, WC and wall mounted wash hand basin with chrome taps. Radiator. Half tiling to walls.



Rear Garden:

The rear garden has been attractively terraced, and has areas of patio and decking, with a summer house. At the top of the garden, steps lead to a right of access across the neighbouring property.

The rear garden is a true delight, and makes a beautiful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C- Payable 2023/24: £2,055.18per 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.

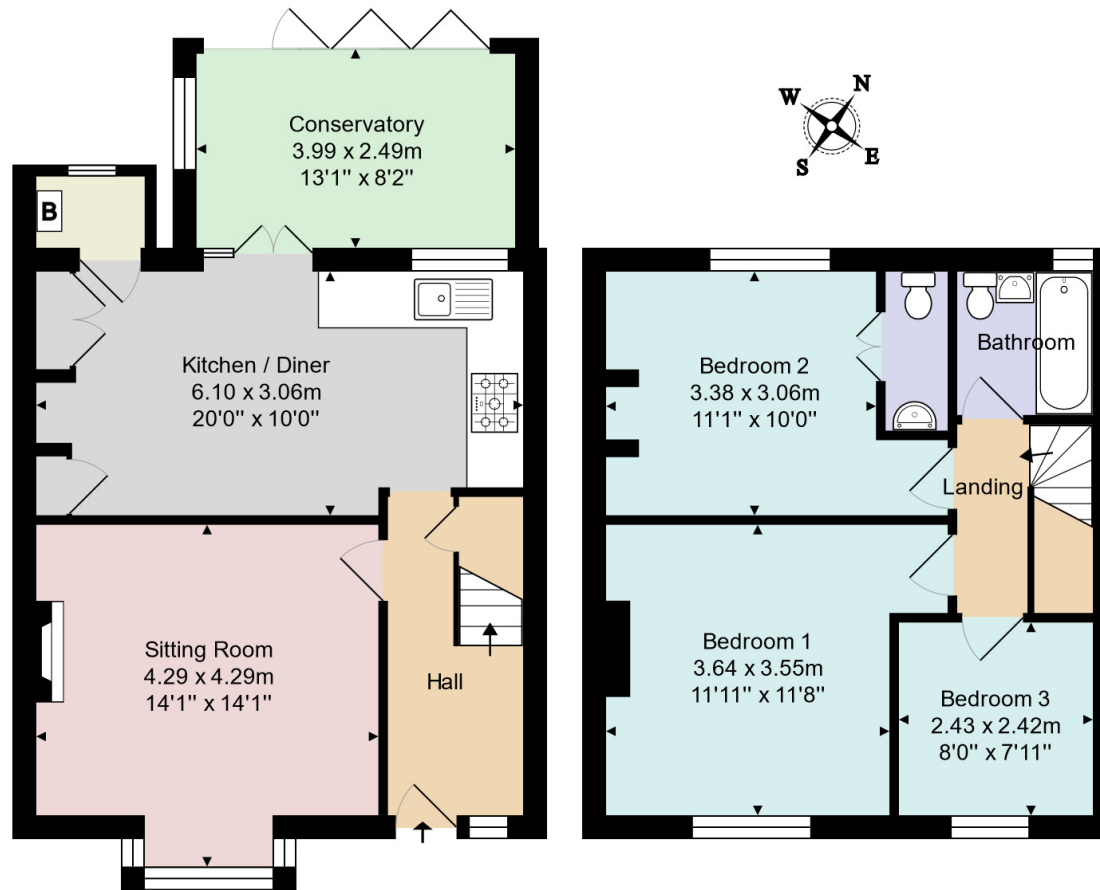
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 1pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 95.5 m² ... 1028 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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	