



Barnards Farm, Beer, Devon.

£165,000 Leasehold

- No Chain
- One Bedroom
- Retirement Apartment
- Well Presented Throughout
- Spacious and Bright
- Barnards Farm Complex in Beer
- Close to a local shop and bus routes
- Close to Beach and Amenities



**Coast &
Country since 1977**



PROPERTY DESCRIPTION

No Chain A beautifully presented and deceptively spacious one bedroom first floor apartment, in the popular Barnards Farm development for over 55's.

Barnards farm is located in a most appealing retirement village close to centre of Beer. The complex has the usual attributes of a site manager, emergency call system in each room, uPVC double glazing and gas fired heating, and benefits from communal gardens.

The apartment comprises; entrance lobby, large living room, fitted kitchen, shower room, and a double bedroom, and is close to local pubs, restaurants, cafe's, shops, churches, beach and bus stops.



ROOM DESCRIPTIONS

The Property

Part obscured glazed front door into: -

Entrance Lobby

Coved Ceiling, Easy rising stairs with a stair lift and hand rail fitted.

Stairs rise up to the first floor.

First Floor

Window to front overlooking communal garden. Coved ceiling. Double doors to cloaks cupboard with a shelf and hanging rail. Door to airing cupboard fitted slatted shelves. Hatch to roof space: we are advised that the roof space is insulated, but not boarded, and does not have light or power.

Doors off to:-

Living Room

Dual aspect windows to front and rear. Coved ceiling. Two radiators. Door to large cupboard with light and power, and wall mounted Worcester gas fired boiler for central heating and hot water.

Sliding door to: -

Kitchen

Window to rear. Coved ceiling. Radiator. The kitchen has been principally fitted to two sides with a range of matching wall and base units with cream door and drawer fronts. U-shaped run of roll top work surface with inset single bowl stainless steel sink and drainer with Chrome mixer taps and cupboards beneath. Inset 4 ring gas hob with drawers below and extraction above. Space and plumbing for washing machine with wall mounted cupboards above. Alcove with space for freestanding fridge freezer and covered above.

Returning to landing, doors off to: -

Bedroom

Window to Rear. Coved ceiling. Radiator.

Shower Room

Obscure glazed window to front. Coved ceiling. Radiator. the bathroom suite comprises; close coupled WC with wooden seat, pedestal wash hand basin with Chrome taps, large walk in shower cubicle with full tiling to walls, fitted with a Mira electric thermostatically controlled shower attachment. Vinyl sheet flooring.

Outside

The apartment is approached from the front of the development, via an archway, which leads through to the office of the Site Manager, the communal patio/ garden area and the private front door of the apartment.

Tenure and Charges

We are advised that the apartment is leasehold, and believe that the lease length was dated from 6th April 1987 for 125 years, meaning that there are approx. 89 years remaining on the lease.

Restrictions:

The apartment is only suitable for those aged 55 and over.

the apartment cannot be used as a holiday lets.

Pets are not permitted (there are exceptions, Sanctuary Care would need to approve a pet).

Charges:

Ground Rent: £10 per annum.

Service Charge: £700 each quarter.

Barnards Farm

Barnards Farm residents can enjoy the appealing communal patio and seating areas, mixed with attractive flower and shrub borders.

Barnards Farm is located in the heart of Beer and convenient for the local pubs, restaurants, shops, churches, beach and bus stops.

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.

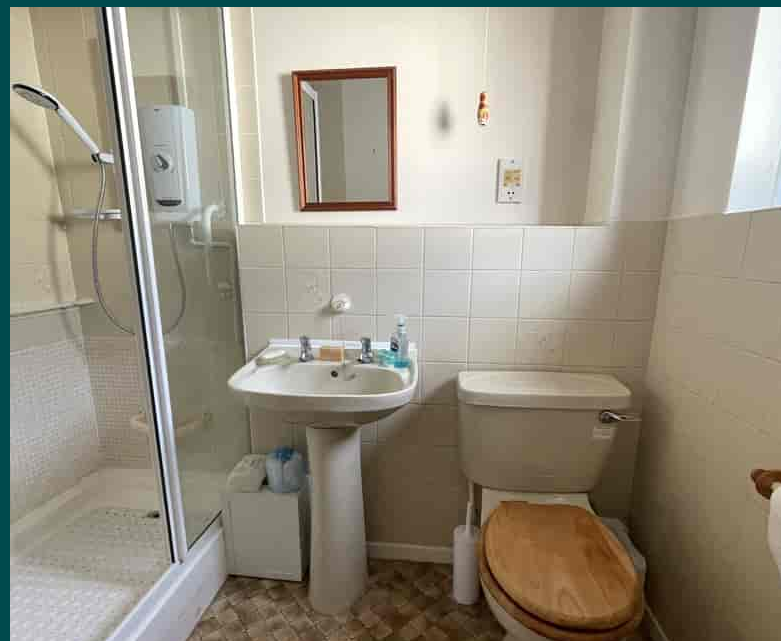
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

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

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.

Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Seaton
 49, Queen Street, Seaton, EX12 2RB
 01297 20290
 seaton@johnwood.co.uk