





PROPERTY DESCRIPTION

An appealing, light and spacious, three bedroomed semi detached home, located close to the centre Beer, the beach, and all of the Village amenities. Constructed with colour washed rendered elevations under a tiled roof, with the usual attributes of double glazed windows and gas fired central heating, and has recently been updated, including a new shower room, new kitchen, upgraded insulation on the roof and a new pressurised hot water cylinder.

The spacious and flexible accommodation briefly comprises; entrance hall with stairs to first floor, sitting room, and a kitchen/ dining room, with the first floor having two double bedrooms, a single bedroom or study, and a shower room. Outside, the property has a front garden, and a large rear terraced rear garden, offering pleasing Village views and makes a delightful setting for outside entertaining and alfresco dining.

FEATURES

- Semi-Detached House
- Light and Spacious Home
- Three Bedrooms
- Close To The Centre of Beer
- Kitchen/ Dining Room
- Gas fired Central Heating
- Enclosed Rear Garden
- On Street Parking Available
- Scope for Extension (Subject to consents)
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

The ground floor accommodation comprises, an entrance hall, with stairs to the first floor, and a door into a large living room, with the benefit of a bay window, which lets in a lot of light.

The stylishly fitted kitchen/ dining room, has a range of matching wall and base units, with a U shaped run of work surface. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with space and plumbing for washing machine beneath. Space for full height fridge freezer, with storage cupboards either side. Large range cooker with five ring gas hob and extraction above. Door to large pantry/ storage cupboard and a door to further cupboard or utility space.

The First Floor

From the entrance hall, stairs lead up to the first floor, with a hatch to the roof space, which is part boarded and has recently had the insulation upgraded. Door to airing cupboard, with a new pressurised hot water cylinder.

Door lead off to, two large double bedrooms, a further single bedroom or study, and a recently re-fitted shower room.

Outside

The property is approached via a pedestrian wooden gate, giving access to the front garden, the properties front door, and a path to the side of the property, giving access to the rear garden.

Rear Garden

The rear garden can be accessed via the side of the property, or from the kitchen/ dining room. There is an outside WC, and steps leading up to the terraced garden, providing a delightful space for outside entertaining and alfresco dining, with various seating opportunities, pleasing views, a shed, vegetable growing areas and a hot tub.

Please Note

This property does have a section 157 restriction, meaning 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.

Council Tax

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

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.

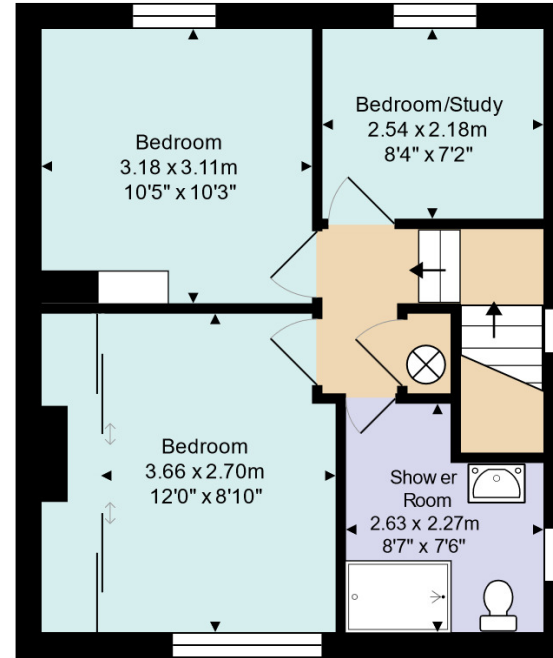
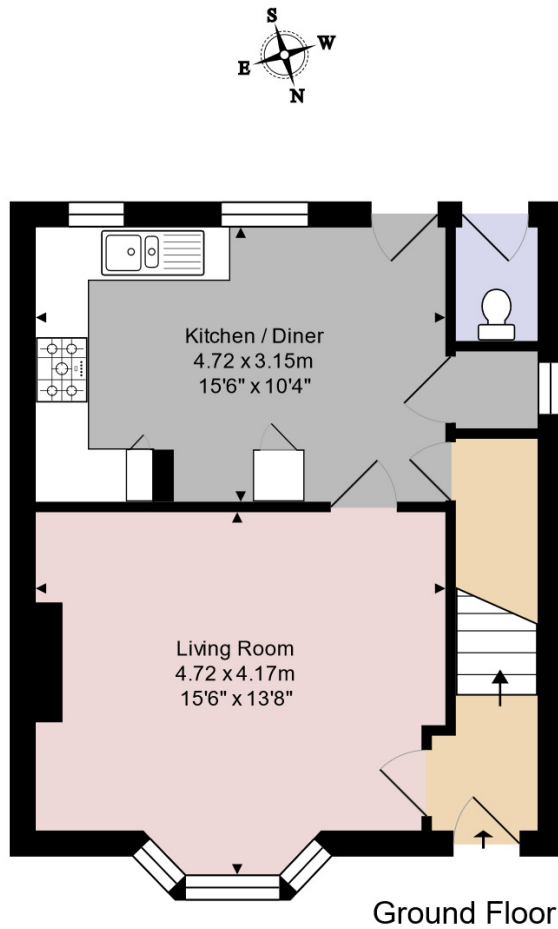
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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



Total Area: 81.0 m² ... 872 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		84
(69-80)	C		
(55-68)	D		68
(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			