



**Coast &
Country since 1977**

Clinton Rise, Beer, Devon

£710,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented and renovated three bedroomed detached chalet style bungalow, with the benefit of stunning views over the Axe Valley, Seaton, Haven Cliff and out over Lyme Bay and the Heritage Coast down towards Portland Bill. This delightful property offers ample onsite parking, a double garage and landscaped gardens.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, a quite exceptional kitchen dining living room, with a granite kitchen at one end, leaving ample space for a dining table and seating at the far end. This room and the adjacent snug, are both served by a double sided log burning stove, and have both been fitted with a superb slate floor with under floor heating, with both rooms having quite breath taking views.

From the kitchen, a door gives access to the utility room and separate WC and the integral double garage. There are also two excellent sized double bedrooms, both with built in wardrobes and a very well appointed shower room. On the first floor, there is a good sized study landing, a further double bedroom, which has the added benefit of a balcony that again provides even better panoramic views. On the other side of the study landing, there is a quite delightful bathroom, with an exquisite copper and nickel free standing bathtub.

Outside, at the front, gates lead into a good sized gravelled parking area, that provides ample onsite parking and there is a good sized area of lawn with mature planting and a brick built garden shed. At the rear, an extensive deck runs the width of the property, which then fronts an enclosed garden with specimen planting. The rear garden also benefits from the stunning panoramic views, and offers a delightful and private setting for outside entertaining and al fresco dining.



FEATURES

- Three Double Bedrooms
- Detached Chalet Style Bungalow
- Beautifully Presented Throughout
- Ground Floor Shower Room
- Underfloor Heating
- Stylishly Fitted Kitchen/ Dining Room
- Breath Taking Sea and Coastal Views
- Ample Onsite Parking and a Double Garage
- Bright, Light and Spacious Accommodation
- Beautifully Landscaped Gardens



ROOM DESCRIPTIONS

The Property: -
Constructed with colour washed rendered elevations under a tiled roof, with the usual attributes of double glazed windows and gas fired central heating.

The property is approached via timber gates, which lead to a good sized area of gravel providing ample onsite parking, and giving access to the double garage, a good sized are of lawn to the front of the property and a path which leads round to the front door and side access to the rear garden.

Ground Floor

Entrance Hall

Stairs to first floor, with an understairs storage are. Door to airing cupboard. Doors to two double bedrooms, a ground floor shower room and an archway through to an excellent open plan living dining kitchen area.

Open Plan Kitchen Dining Living Room

Double doors with matching side windows to the rear garden, with additional windows all providing the most superb views over the Axe Valley, Seaton, Haven Cliff and out over Lyme Bay and the Heritage Coast down towards Portland Bill. Under floor heating. Log burner. Archway through to the sitting room/ snug.

The kitchen has been stylishly fitted to three sides, with a range of matching units with co-ordinating handles. On one side of the kitchen, there is an L shaped run of granite work surface with inset butler style sink and cupboards beneath, including built in dishwasher. Inset space for range cooker with extraction above. On the other side of the kitchen, there is a further run of granite work surface with cupboards and drawers beneath including built in under counter fridge. Two stable doors to built in pantry cupboards. Under floor heating.

Sitting Room/ Snug

Dual aspect with a window to the front and a sliding door providing stunning views and access to the rear garden. Double sided log burner. Under floor heating.

Utility Room and Cloakroom

Internal door into double garage. Window to side, with a door to the rear providing access to the rear garden and decking area. Wall mounted gas fired boiler for central heating and hot water. The utility room is fitted to one side, with a run of work surface, with an inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space for a tumble dryer. Radiator. Door to the ground floor cloakroom.

Two Double Bedrooms

Both bedrooms are excellent sized doubles, with built in wardrobes.

Shower Room

The shower room has been stylishly fitted with an excellent sized walk in shower, a WC and a vanity style wash hand basin with chrome taps and cupboards beneath. Chrome ladder style towel rail. Full tiling to walls. Under floor heating. Sun tube to ceiling.

First Floor

Galleried Landing (excellent sized study area)

Obscure glazed window to side. Doors to eaves storage.

Double Bedroom

Triple aspect, with a window to the side, a Velux to the ceiling and a door providing access to a super balcony, which offers stunning panoramic views. Part restricted head height, Door to eaves storage. Door to built in wardrobe.

Bathroom

Dual aspect, with a window to the front and a Velux to the ceiling. The bathroom comprises; vanity style wash hand basin with chrome taps and cupboards beneath. WC. Chrome ladder style towel rail, together with an exquisite copper and nickel free standing bathtub.

Rear Garden

The rear garden has extensive deck, which runs the width of the property, which fronts an enclosed garden, which is laid to lawn with various specimen plants.

The rear garden also benefits from the stunning panoramic views over Axe Valley, Seaton, Haven Cliff and out over Lyme Bay and the Heritage Coast down towards Portland Bill., and provides a delightful and private setting for outside entertaining and al fresco dining.

Double Garage

Electric door. Light and power.

Council Tax

East Devon District Council; Tax Band E - Payable 2024/25: £2,950.85 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

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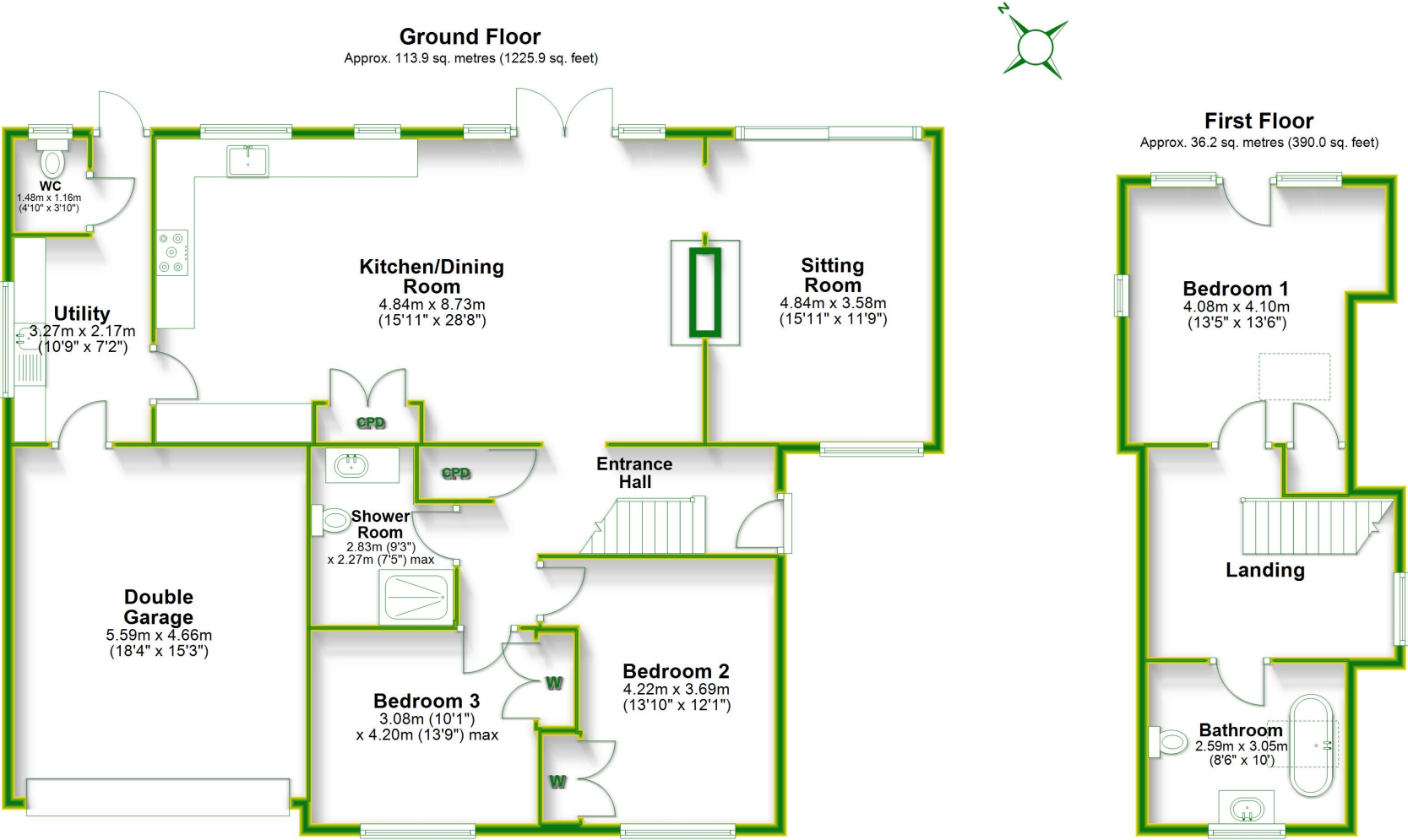
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have 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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		
Current	Potential	
		75
58		