





PROPERTY DESCRIPTION

No Chain A well-presented and deceptively spacious two bedroomed 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 light and bright apartment comprises; entrance hall, large living/dining room, kitchen, shower room, and two double bedrooms, and is close to local pubs, restaurants, cafe's, shops, churches, beach and bus stops.

FEATURES

- Two Bedroomed Apartment
- Close To Village Beach and Amenities
- No Onward Chain
- Shower Room
- Retirement Apartment
- Well Presented
- Bright and Light Accommodation





ROOM DESCRIPTIONS

Tenure 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. 87 years remaining on the lease.

Pets are allowed on approval by Sanctuary Housing.

Restrictions:

The apartment is only suitable for those aged 55 and over.
The apartment cannot be used as a holiday let.

Charges:

Ground Rent: £10 per annum.

Service Charge: Approximately £701 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.

Parking

There is permit parking available on a first come first served basis.

The Apartment

The accommodation comprises; entrance hall with a storage cupboard and doors off to two double bedrooms, a good sized shower room, and an excellent sized living/ dining room with a bay window. From the living/dining room, there is access to the kitchen.

This apartment was originally the show home for the Barnards Farm development, and offers lovely light and bright and spacious accommodation.

Council Tax

East Devon District Council; Tax Band C - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,146.08

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.

Redress Scheme provided by The Property Ombudsman: 08218195