





PROPERTY DESCRIPTION

A charming and well-presented three bedroomed semi-detached house in a peaceful and quiet location, close to Seaton Hole Café and beach, with the benefit of ample onsite parking, pleasing views and an excellent sized enclosed terraced rear garden.

The property has the usual attributes of double glazed windows and oil fired central heating, with the spacious and versatile accommodation briefly comprising; on the ground floor, entrance hall, living room with a log burner, second reception room/ office, an excellent sized kitchen/ dining room with doors providing access to the rear garden, together with a utility room and ground floor WC. The first floor has two double bedrooms, a third single bedroom and a family bathroom.

Outside, there is ample onsite parking and a garden to the front of the property, with an excellent sized terraced garden to the rear, providing a good degree of privacy with areas of lawn and patio, with various seating areas offering a lovely setting for outside entertaining and al fresco dining.



FEATURES

- Three Bedrooms
- Semi-Detached Home
- Living Room With Log Burner
- Close To Seaton Hole Cafe and Beach
- Kitchen / Dining Room
- Well Presented Throughout
- Ample Onsite Parking
- Light and Bright Accomodation
- Excellent Sized Terraced Rear Garden
- Ground Floor WC & Utility Room





ROOM DESCRIPTIONS

The Property: -

The property is approached over a gated entrance drive which offers ample onsite parking and provides access to the front garden, the rear garden and a path which provides access to the front door.

Ground Floor

The front door gives access to the entrance hall, where there are doors off to the living room and the second reception room/ office and stairs to the first floor.

The dual aspect living room benefits from a feature fireplace, fitted with a log burner and pleasing views of the front garden. The second reception room has a number of useful uses including a dining room, snug or home office. From the second reception room, there is a door which provides access to the kitchen/dining room.

Kitchen/Dining Room

The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units with white high gloss door and drawer fronts with co-ordinating handles. On one side of the kitchen, is an L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. On the other side of the kitchen, is a further good sized L shaped run of work surface with inset four ring hob, with extraction above and built in oven beneath. Space for free standing fridge freezer. The kitchen also has the benefit of a fitted AGA, which is currently not in use.

At the rear of the kitchen/ dining room, there are doors which provide access to the rear garden, and a door to a utility room with a ground floor WC.

Utility Room and WC

Door to front giving access to the entrance drive. The utility room is fitted with a run of work surface, with space and plumbing beneath for washing machine and space for a tumble dryer. Space for free standing fridge freezer. Door to WC, which is fitted with a white suite, comprising close coupled WC with co-ordinating seat and a wall mounted wash hand basin with chrome taps.

First Floor

The first floor has three bedrooms, two good sized doubles and a third smaller double/ single, together with a family bathroom, which is fitted with a white suite, comprising; low level flush WC with co-ordinating seat, pedestal wash hand basin with chrome taps, and a panel bath with chrome taps and a shower attachment over.

Outside

Front Garden

The front garden is laid to lawn and is screened from the Road by attractive hedging.

Rear Garden

The terraced rear garden has been attractively landscaped, with a good sized area of patio, a useful store room and steps leading up to various levels, providing access to a good sized area of lawn, a feature pond, a paved patio seating area, a greenhouse and a shed.

The terraced rear garden offers a good degree of privacy and provides a delightful and peaceful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,414.34

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.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

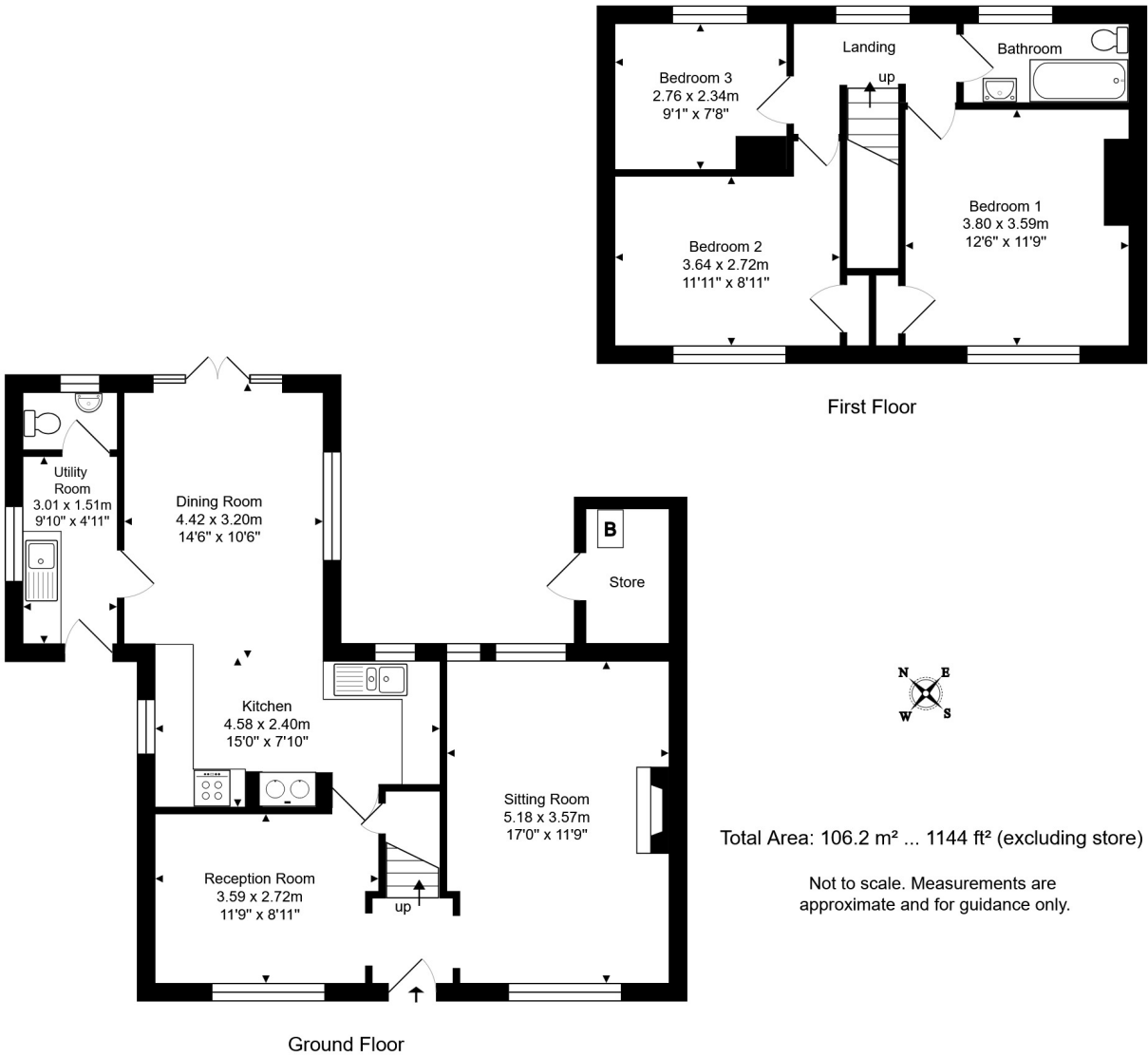
John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without 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



| Energy Efficiency Rating | | | Current | Potential |
|---|---|--|---|-----------|
| Very energy efficient - lower running costs | | | | |
| (92+) | A | | 52 | 73 |
| (81-91) | B | | | |
| (69-80) | C | | | |
| (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 | |
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