



Clapps Lane, Beer, Devon EX12 3HQ

£375,000 Freehold



## PROPERTY DESCRIPTION

A period three bedrooned end of terrace home, with the advantage of parking, conveniently located, in the popular fishing Village of Beer close to the beach, shops and amenities.

The spacious and well-presented accommodation briefly comprises; on the ground floor, entrance hall, sitting room, kitchen and a dining room, with the first floor having two double bedrooms, a third single bedroom/ study, together with a family bathroom.

Outside, there is a small garden to the front and a parking space, and a good size terraced garden to the rear which provides a delightful setting for outside entertaining and al fresco dining. This property would make an ideal family home, second/ holiday home, or buy to let investment.



## FEATURES

- End of Terrace Home
- Three Bedrooms
- Onsite Parking
- Terraced Rear Garden
- Separate Dining Room
- Light and Bright
- Well Presented and Spacious
- Living Room With Bay Window
- Close To Beach and Village Amenities
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property

The property can be accessed via a pedestrian gate, leading past the landscaped front garden, and towards the front door. In front of the garden, is one parking space offering onsite parking.

### Ground Floor

#### Entrance Hall

Stairs to first floor, with under stairs storage. Radiator. Doors to living room and kitchen.

#### Sitting Room

Bay window to front. Radiator. Feature brick fireplace. .

#### Kitchen

Window to rear. Part obscure glazed door to rear garden. The kitchen has been principally fitted to two sides, with a range of matching wall and base units, with oak fronted door and drawer fronts with co-ordinating handles. On one side of the kitchen, there is a run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine. On the other side of the kitchen, there is a further run of work surface, with inset four ring gas hob, with built in oven beneath and extraction over. Space for free standing fridge freezer. Radiator. Archway through to -

#### Dining Room

Window to rear offering pleasing garden views. Range of built in cupboards, one housing the boiler for gas fired central heating and hot water. Door to larder. Radiator

### First Floor

#### Landing

Window to side. Hatch to roof space, which is boarded and insulated and has both a light and a built in ladder. The roof space offers the opportunity for extending into the roof space, subject to any necessary consents.

#### Bedroom One

Window to rear providing pleasing garden views. Radiator. Cast iron original period fireplace.

#### Bedroom Two

Window to front. Radiator.

#### Bedroom Three

Window to front. Radiator.

#### Family Bathroom

Obscure glazed window to rear. White suite, comprising; bath with chrome taps, fitted with an overhead Mira Sport electric shower and a glazed shower screen, pedestal wash hand basin with chrome taps, WC with co-ordinating seat. Chrome ladder style heated towel rail.

### Outside

The rear garden is an excellent size and has been attractively terraced to provide a beautiful setting for outside entertaining and al fresco dining. Directly outside the kitchen, there is an area of patio with access to an outside store, with stone steps leading through the terraced garden.

### 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.

### 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.

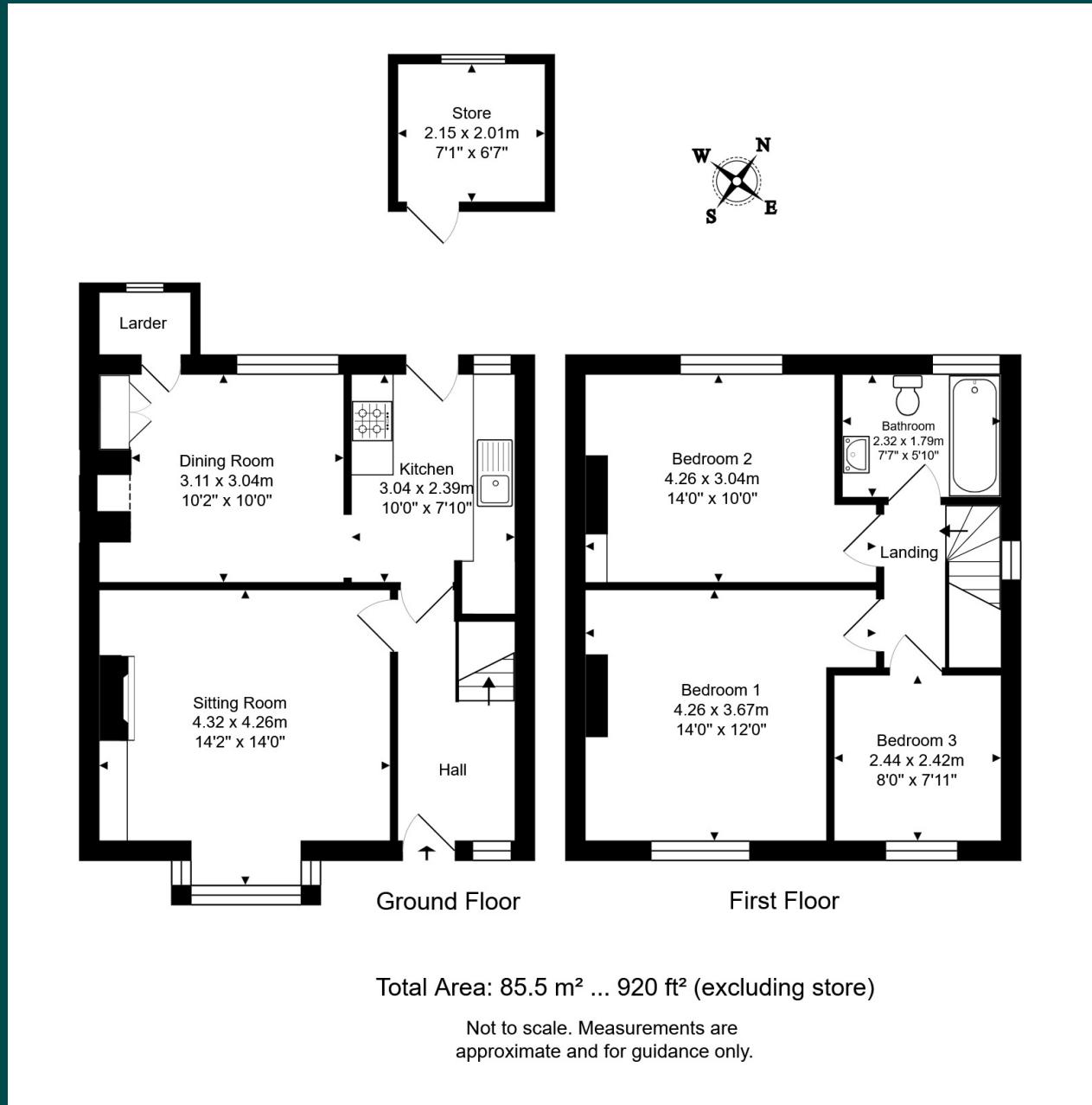
### Disclaimer

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	84
(65-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		