



**John
Wood
& Co**

**Coast &
Country since 1977**

Underleys, Beer, Devon

£290,000 Freehold



PROPERTY DESCRIPTION

A well-presented three bedroomed family home, with the usual attributes of double glazed windows and gas fired central heating, with the benefit of super countryside, sea and coastal views. The spacious and light filled accommodation briefly comprises; on the ground floor, entrance hall, living/ dining room, kitchen/breakfast room, and a rear porch which has a ground floor WC and a utility area. The first floor has two good sized double bedrooms, a third single bedroom or study, together with a shower room and a separate WC.

Outside, the property has a lovely front garden, which has pleasing views, and an excellent sized enclosed rear garden, with areas of patio and gravel, with a large vegetable growing area, a shed and a summer house. The rear garden offers ample opportunity for outside entertaining and al fresco dining, and again benefits from appealing sea and coastal views. There is no parking associated with this property, however, there is on street parking available.

FEATURES

- No Onward Chain
- Three Bedrooms
- Front Garden with Sea Views
- Excellent Sized Rear Terraced Garden
- Super Sea and Countryside Views
- Gas Fired Central Heating
- Double Glazed Windows
- Living/ Dining Room
- Ground Floor WC
- EPc Rating C





ROOM DESCRIPTIONS

The Property:-

This property is ex-local authority, meaning it has a section 157 restriction. This means 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.

Ground Floor

Part obscure glazed front door into:-

Entrance Hall

Stairs to first floor. Radiator. Doors off to the living room and the kitchen.

Living/ Dining Room

Dual aspect, with windows to the front and rear. Radiator.

Kitchen/ Breakfast Room

Window to front, offering pleasing countryside and sea views. Radiator. Door to under stairs storage cupboard.

The kitchen has been fitted to two sides, with a range of matching wall and base units with co-ordinating handles. L shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards and drawers beneath. Inset space for cooker with extraction over. Door to:-

Rear Porch

Half obscure glazed door to rear garden.

Door to Utility Room

Window to rear. Wall mounted Vaillant boiler for gas fired central heating and hot water. Space and plumbing for washing machine. Space for free standing fridge freezer. Short run of work surface with cupboards above and beneath.

Door To WC

Obscure glazed window to side. Low level flush with wooden seat, pedestal wash hand basin with chrome taps and a radiator.

First Floor Landing

Window to rear, offering garden views. Hatch to roof space which is partially boarded with a light.

Doors off to:-

Bedroom One

Window to front providing delightful countryside and sea views. Door to built in wardrobe. Door to airing cupboard. Radiator.

Bedroom Two

Window to front, again providing delightful countryside and sea views. Radiator.

Bedroom Three

Window to rear providing lovely garden views. Radiator.

Shower Room

Obscure glazed window to rear. Wall mounted wash hand basin with chrome taps, walk in shower with a fitted Bristan electric shower and a shower curtain. Radiator. Full tiling to walls.

Separate WC

Obscure glazed window to rear. Low level flush WC with a wooden seat. Radiator.

Outside

The property is approached via a set of steps from Underleys, with a gate providing access to the front garden, which offers beautiful countryside and sea views.

Rear Garden

The enclosed rear garden can be accessed via a side path or via the rear porch and is an excellent sized terraced garden, with areas of patio and gravel, with a large vegetable growing area, a shed and a summer house. The rear garden offers ample opportunity for outside entertaining and al fresco dining.

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**

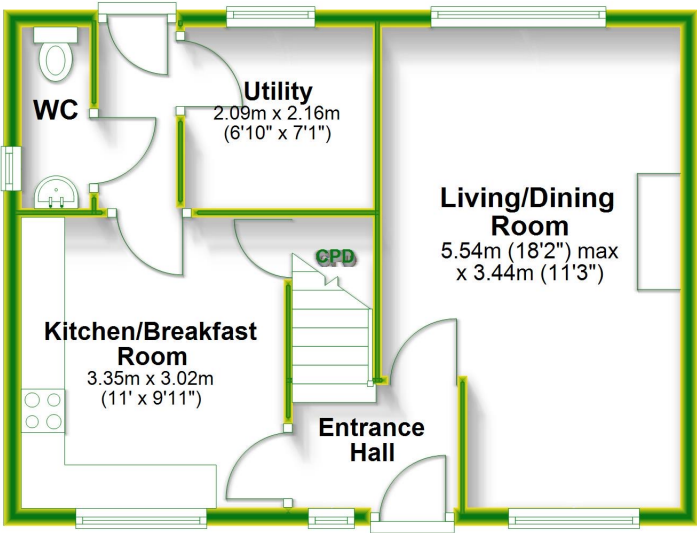
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

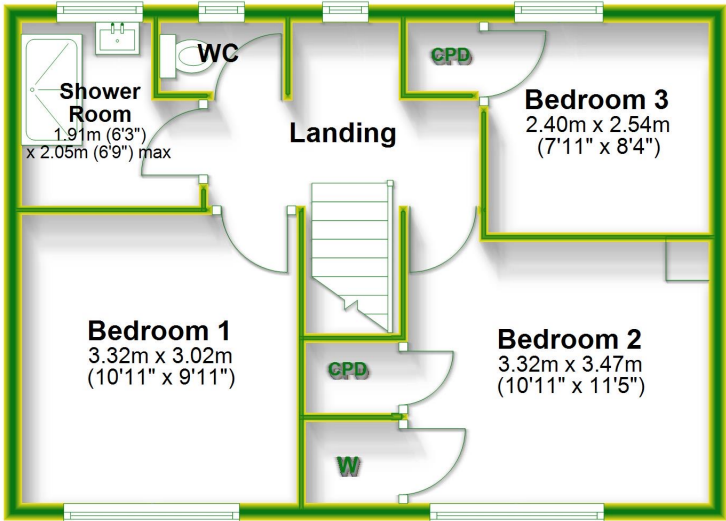
Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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 epcsolutions.co.uk
Plan produced using PlanUp.

27 Underleys, SEATON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	81
(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	