





PROPERTY DESCRIPTION

A charming and well-presented three bedroomed end of terrace home with the advantage of parking, and conveniently located, in the popular fishing Village of Beer close to the beach, shops and amenities.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance porch, entrance hall, sitting room, an excellent sized and stylishly fitted kitchen/ dining/ family room, benefiting from a log burner, and a lean to with a utility room and a WC. The first floor has three bedrooms, two good sized doubles, and one smaller single or study, together with a stylishly fitted shower room. From the largest double bedroom, there are stairs leading up to a loft conversion, which could be used as a hobbies room or office.

Outside, there is a good sized parking space to the front, and a good sized terraced garden to the rear, with steps leading up to area of decking, an area of lawn, together with a shed and a greenhouse.



FEATURES

- No Onward Chain
- Three Bedrooms
- Onsite Parking
- Stylishly Fitted kitchen Dining Family Room
- Ground Floor WC & Utility Room
- Terraced Rear Garden
- Close To Beach and Amenities
- Roof Conversion
- Family Shower Room
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

The property benefits from one onsite parking space directly in front of the house, with two steps leading up to the front door.

Entrance Porch

Window to side. Coat hooks. Obscure glazed door into: -

Entrance Hall

Radiator. Doors off to the kitchen/ dining/ family room and the sitting room. Stairs to first floor. Karndean flooring.

Kitchen/ Dining Room/ Family Room

Family Room

Doors to rear patio, providing access to the gate at the side of the property, the utility room and WC and the rear garden.

Feature fireplace, fitted with a log burner. Karndean flooring.

Kitchen/ Dining Room

Stable door to side, providing access to the utility room and WC and the rear garden.

The kitchen has been stylishly fitted to two sides, with a matching range of wall and base units. L shaped run of work surface, with inset one and a half bowl stainless steels sink and drainer with chrome mixer tap, with cupboards beneath including built in dishwasher. Inset four ring induction hob, with built in combi oven beneath. Full height unit with built in double oven and grill together with a built in fridge. Wall mounted Worcester boiler for gas fired central heating and hot water.

Sitting Room

Window to front. Radiator. Coal/ wood effect gas fire.

Returning to entrance hall, stairs to first floor.

First Floor

Hatch to roof space with a descending ladder. Built in linen cupboard.

Doors off to: -

Double Bedroom

Window to rear. Radiator. Feature cast iron original fireplace.

Single Bedroom/ Study

Window to rear. Radiator.

Shower Room

Obscure glazed window to side. Stylishly fitted white suite, comprising; WC, corner shower cubicle with sliding curved doors, vanity wash hand basin with chrome mixer tap and a chrome heated ladder style towel rail.

Double Bedroom

Window to front. Radiator. Door to set of stairs providing access to the second floor roof conversion, which has a number of useful uses, including a hobbies room, storage or home office.

Outside

The side and rear of the property can be accessed via the kitchen stable door, the doors from the family room, or a gate to the side of the property.

The lean to, provides a useful utility room, which is fitted with a small run of work surface, with an inset single bowl stainless steel sink and drainer, with chrome mixer tap and cupboards below. Space and plumbing for washing machine, space for tumble dryer, and space for a free standing fridge freezer. Door to WC.

A path then leads round to a log store, and steps providing access to the terraced rear garden, which has a good sized area of decking, an excellent sized area of lawn, and a path leading up to a shed and a greenhouse.

The terraced rear garden provides a delightful setting for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band C- Payable 2024/25: £2,055.18 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

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.

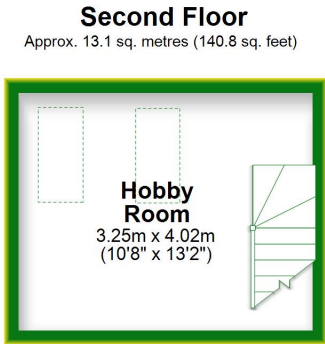
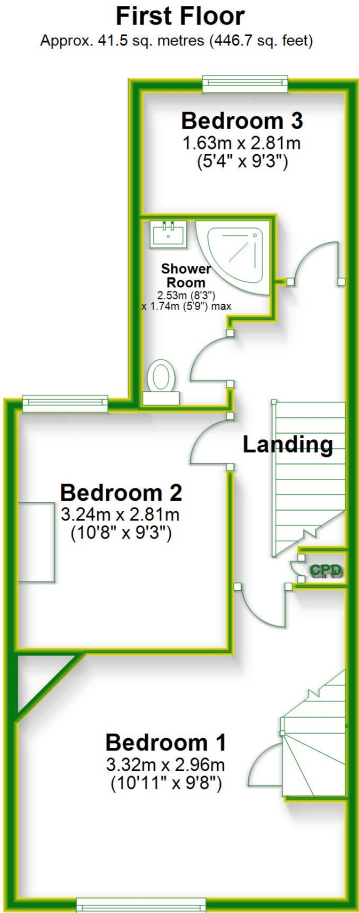
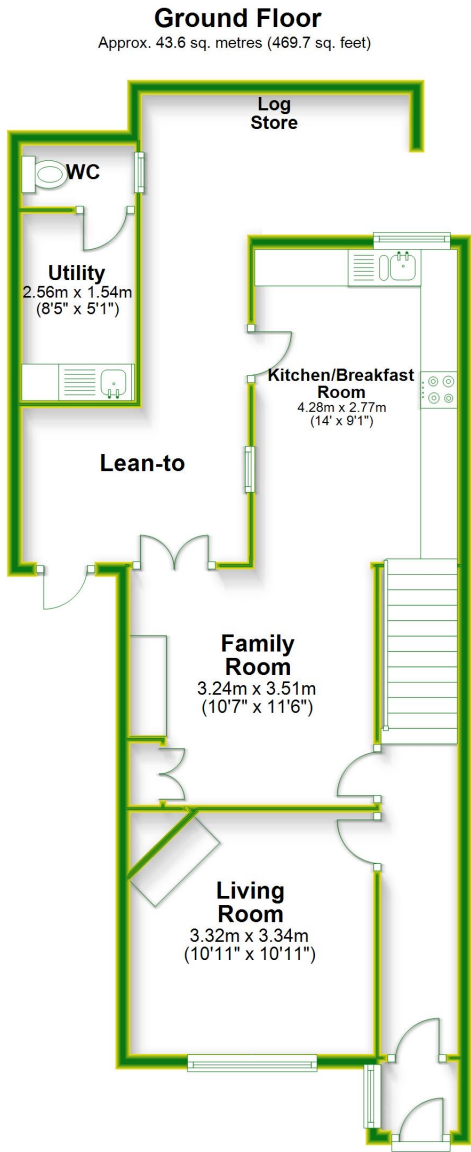
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 98.2 sq. metres (1057.1 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 epc solutions.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	