







## PROPERTY DESCRIPTION

A beautifully presented four bedroomed semi-detached Cottage, benefiting from the most spectacular sea and coastal views out over Lyme Bay, with the benefit of onsite parking, an enclosed landscaped rear garden and an en-suite shower room to the principal bedroom.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, living/ dining room, kitchen/ breakfast room, utility room and ground floor WC, with the first floor comprising; three bedrooms, a family bathroom, and separate WC. The second floor has a superb principal bedroom with an en-suite shower room, and the most stunning sea views. To the rear of the property is a patio, with steps rising up to an area of lawn, and to the front of the property is ample onsite parking. The property also benefits from a single garage en-bloc offering additional parking.

This delightfully light and bright property comes to the market with no onward chain, and would make an ideal main home, second or holiday home, or buy to let investment.



## FEATURES

- No Onward Chain
- Four Bedrooms
- Semi-Detached Cottage
- Living/ Dining Room
- Separate Utility Room
- Principal Bedroom With En-suite Shower Room
- Single Garage En-Bloc
- Breath-Taking Sea & Coastal Views
- Presented in Excellent Order Throughout



## ROOM DESCRIPTIONS

### The Property: -

#### Ground Floor

The front door leads into an entrance porch where there is a ground floor WC, and door to the entrance hall, where there are stairs to the first floor, under stairs storage cupboards, and doors off to the living/ dining room and the kitchen/ breakfast room.

#### Living/ Dining Room

Delightful bay window to front, providing stunning sea views. Feature open fireplace. Door to rear, providing access to the rear patio and garden.

#### Kitchen/ Breakfast Room

Window to rear, overlooking the garden. The kitchen has been principally fitted to two sides, with a range of matching wall and base units. L shaped run of work surface, with inset one and a half bowl sink and drainer with a mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Inset space for cooker, with further storage cupboards to the side and above, including under counter space for fridge. Door to a good sized pantry cupboard.

Archway through to utility area, where there is space for a free standing fridge freezer on one side, and on the other side, there is a short run of work surface, with inset single bowl stainless steel sink and drainer with chrome mixer tap, with cupboards above and beneath, including space and plumbing for a washing machine. From the utility room, there is also access via a side door to the gardens.

#### Returning To Entrance Hall: -

Stairs to the first floor.

#### First Floor Landing

Doors off to: -

#### Bedrooms

The first floor has three bedrooms, one excellent sized double and a single bedroom, both benefiting from the most superb sea and coastal views, together with a second double bedroom with built in wardrobes.

#### Family Bathroom & Separate WC

The family bathroom is fitted with an oak style suite, comprising; a panel bath, with a chrome mixer tap, a fitted shower and a glazed shower screen. White bidet. Vanity style wash hand basin. Chrome ladder style towel rail.

The WC is located directly to the left, and comprises a high level flush WC, with a black seat.

#### Second Floor

Door to principal bedroom.

#### Bedroom One (Principal Suite)

Window to front which takes maximum advantage of the beautiful sea and coastal views. Doors to eaves storage.

Door to en-Suite Shower Room, fitted with a white suite, comprising; a low level flush WC with co-ordinating seat, bidet, vanity style wash hand basin with cupboards beneath and chrome taps. Corner shower cubicle with sliding curved doors.

#### Outside

The property is approached over a shared tarmac entrance drive, which provides onsite parking, and access to the front door and also a side path which leads to the rear garden.

#### Rear Garden

The enclosed and private rear garden can be accessed via the living/ dining room, the utility room side door or via a path by the side of the property, and comprises; a good sized patio, with steps leading up to a large area of lawn, which provides scope for building a home office or studio, subject to any necessary consents.

The rear garden offers a good degree of privacy, and makes a truly delightful and quiet setting for outside entertaining and al fresco dining.

#### Garage

To the side of the property, there is a single garage en-bloc, which can also accommodate one car parked directly in front, giving further parking.

#### Council Tax

East Devon District Council; Tax Band E- Payable 2024/25: £2,950.85 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.

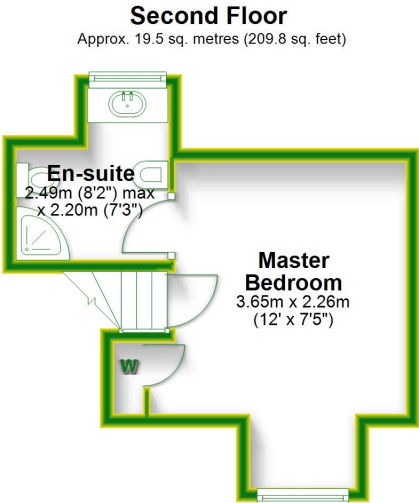
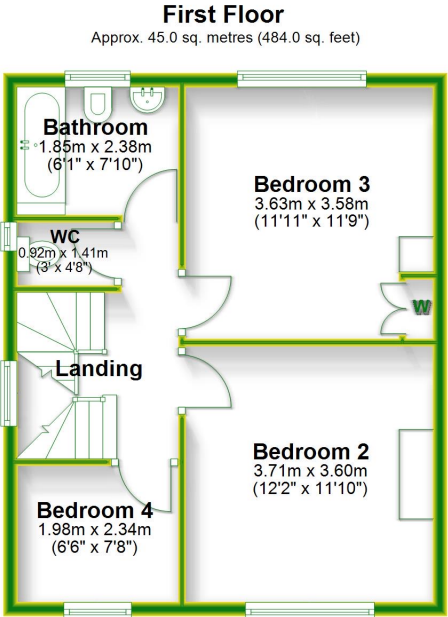
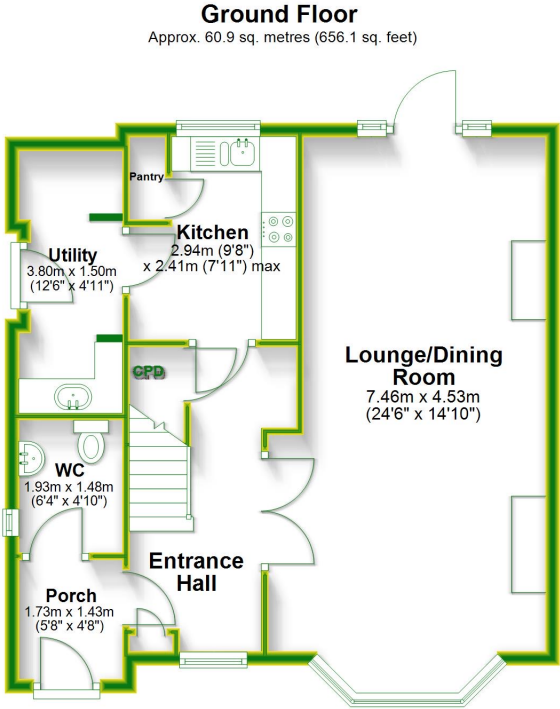
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 125.4 sq. metres (1349.9 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 epsolutions.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			78
(55-68)	D			
(39-54)	E		50	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	
			