





PROPERTY DESCRIPTION

A well presented two bedroomed detached bungalow, located in a quiet elevated position with the advantage of village views, outside courtyard gardens to the front and rear and allocated parking. Converted and extended from a workshop in 2014, the property is presented to an excellent standard and features a stylish bathroom and kitchen with appliances.

The property makes a delightful main or second home and the accommodation includes; living room with vaulted ceiling and gas log stove, stylishly fitted kitchen/ dining room with appliances, two bedrooms and a bathroom. Constructed with colour wash rendered elevations under an interlocking tiled roof, the bungalow has uPVC double glazing and zoned underfloor gas fired heating. Outside, there is a courtyard garden to the front, together with a second courtyard style garden to the rear, offering two seating areas. The bungalow also benefits from two allocated parking spaces.



FEATURES

- Onsite Parking
- Detached Bungalow
- Two Bedrooms
- Stylish Kitchen/ Dining Room
- Living Room With Log Burner
- Light and Bright
- Well Presented Throughout
- Close To The Centre of Beer
- Front and Rear Courtyard Style Gardens
- Epc Rating C





ROOM DESCRIPTIONS

The Property

uPVC double glazed stable door into:-

Kitchen/ Dining Room

Matching uPVC double glazed window beside stable door and Velux double glazed roof light. Obscure half glazed door to rear courtyard garden. The kitchen has been stylishly fitted to three sides with a range of colour washed matching wall and base units with stainless steel handles. U-shaped run of solid oak work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Inset four ring gas hob. Range of cupboards and drawers beneath including; built-under stainless steel oven and grill, built-in dishwasher and built-in washing machine.

Splash back tiling with matching range of wall cupboards above including built-in microwave and glass fronted display cupboard and stainless steel extraction over hob. Full height unit incorporating larder fridge with freezer beneath with shelved cupboard alongside with Baxi wall mounted gas fired boiler for underfloor heating and hot water. Further run of oak work surface alongside with wine storage area beneath. Wood effect laminate floor with underfloor heating. Archway through to:-

Living Room

A fine triple aspect living room with vaulted ceiling. uPVC double glazed sliding patio doors giving access to front courtyard garden. High level window to front. Velux electrically operated double glazed roof light. uPVC double glazed window to side gives attractive village views. Feature ceiling beams and gas log burning stove on slate hearth. Laminate wood effect flooring with underfloor heating.

Returning to kitchen/dining room, further oak doors off to:-

Bedroom One

uPVC double glazed window to rear. Velux electrically operated double glazed roof light. The bedroom has been fitted with a comprehensive range of built-in Sharps bedroom furniture including; triple wardrobe, double wardrobe cupboard and chest of drawers in between with matching display mirror over. Laminate wood effect flooring with underfloor heating.

Bedroom Two

uPVC double glazed window to side. Velux double glazed roof light. Access to roof space. Laminate wood effect floor with underfloor heating.

Bathroom

uPVC obscure double glazed window to rear. Stylish white suite comprising; P-shaped shower bath with curved glazed shower screen with thermostatic shower over, white vanity sink with chrome mixer tap with high gloss white cupboards beneath with oak shelf beside with concealed flush WC with coordinating seat. Full marble effect tiling to walls with dado feature. Wall mounted shaver light. Down lighters and extraction to ceiling. Electric chrome ladder style towel rail. Laminate wood effect floor with underfloor heating.

Outside

The property is approached over a tarmac entrance drive which gives access to the parking area, where there are two allocated spaces, and a paved pathway leading to the entrance courtyard that continues to one side in front of the bungalow, where a timber gate gives access to the side garden.



Courtyard Style Gardens

The entrance courtyard is surrounded by a rendered and part stone wall with the coping having an inset gravelled flower border at the top. The front courtyard is paved and provides a charming outside entertaining area. From the rear hall, a half obscure glazed door gives onto a concrete pathway with steps rising to one side to a paved seating area. The concrete path then continues round to the far side of the property and leads passed the side gate to a raised decked seating area which provides delightful views over the village to the surrounding hills.

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

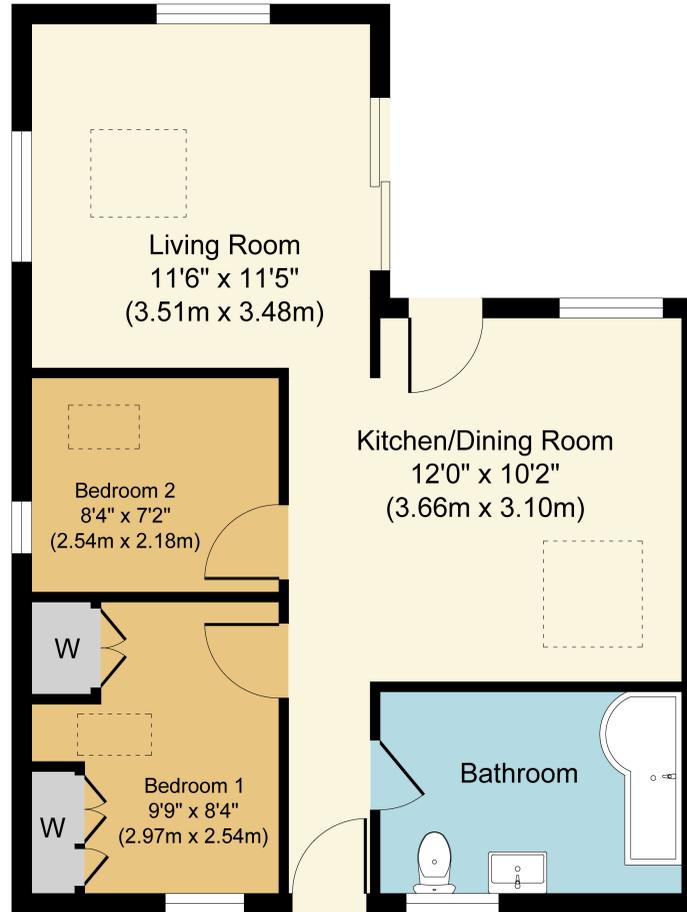
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Ground Floor
Approximate Floor Area
480 sq. ft
(44.60 sq. m)

Approx. Gross Internal Floor Area 480 sq. ft / 44.60 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			