



**John
Wood
& Co**

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West View, Beer, Devon EX12 3HY

£425,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented and spacious three bedroomed end of terrace home, in the popular fishing Village of Beer, with the benefit of pleasing Village Views, and a private garden, which is situated directly in front of the Cottage.

The bright and light accommodation briefly comprises; on the ground floor, entrance porch, living/ dining room with a log burner, stylishly fitted kitchen, a cloakroom, and an under stairs utility area, with the first floor comprising two double bedrooms, a third single bedroom and a stylishly re-fitted shower room. Outside, the property benefits from a good sized garden directly in front of the property, which is fairly uncommon in these properties, and has the added benefit of pleasing outward views over the Village.

The property has undergone a recent renovation, including, a new log burner in the living room, a brand new timber frames window in the living room, in keeping with the character charm but benefiting from being double glazed, new flooring on the ground floor, and a recently re-fitted kitchen and shower room.

This light filled character cottage comes to the market with no onward chain, and would make a superb family home, holiday home, or buy to let investment.

FEATURES

- No Onward Chain
- Three Bedrooms
- Close To Beach and Amenities
- End of Terrace Cottage
- Living Room With Log Burner
- Stylishly Fitted Kitchen
- Buy To Let Investment Opportunity
- Front Garden
- Pleasing Village Views
- Ground Floor Cloakroom





ROOM DESCRIPTIONS

The Property

This delightful property has the usual attribute of gas fired central heating, and although it's been beautifully updated, some pleasing character features still remain, including coved ceiling and an original fireplace.

The property is fitted with part double glazed windows, and part single glazed windows, with single glazed windows fitted in the kitchen, cloakroom, and bedroom two.

The Ground Floor

The front door leads into a useful entrance porch, which has a stable door into the sitting/ dining room. which benefits from a large double glazed timber frames window to the front, which has recently been replaced, offering pleasing Village views, and a feature place, recently fitted with a log burner. The living/dining room also benefits from refurbished parquet flooring.

From the sitting/ dining room a square archway provides access to the kitchen, where there is a single glazed window to the rear, a part obscure glazed door providing access to the rear path and a cloakroom, which has been fitted with a white suite, comprising; close coupled WC, a pedestal wash hand basin with chrome mixer tap, an obscure single glazed window to rear, and also houses the wall mounted Worcester gas fired boiler for central heating and hot water.

Kitchen

The kitchen has been stylishly fitted to three sides, with a range of matching wall and base units, with co-ordinating handles. U shaped run of work surface with inset one and a half bowl composite sink and drainer with chrome mixer tap, with cupboards beneath, including a built in dishwasher. Inset four ring induction hob with built-in oven beneath and extraction over. Built in under cupboard freezer and separate built-in under cupboard fridge. Radiator. Under stairs storage with space and plumbing for washing machine with stairs to leading to the first floor.

WC

The cloakroom which has been fitted with a white suite, comprising; close coupled WC, a pedestal wash hand basin with chrome mixer tap, and an obscure single glazed window to rear. The cloakroom also houses the wall mounted Worcester gas fired boiler for central heating and hot water.

The First Floor

Double glazed Window to rear. Doors off to: -

Bedroom One

Window to front offering beautiful views over Beer. Feature original cast iron Fireplace. Radiator.

Bedroom Two

Single glazed window to rear. Radiator

Bedroom Three

Double glazed window to front, providing pleasing Village views. Radiator.

Shower Room

Obscure double glazed window to rear. The shower room has been stylishly fitted with a white suite, comprising; corner shower cubicle with sliding curved doors, vanity style wash hand basin with chrome mixer tap and cupboards beneath and a close coupled WC.

Outside

There is a beautifully landscaped garden to the front with pleasing outward views over the Village, featuring a good sized area of lawn, and two patio areas, offering a delightful setting for outside entertaining and al fresco dining.

Parking

Whilst there is no allocated or onsite parking with this lovely Cottage, there is on street parking available close by on a first come first served basis, and also a local carpark within a few minutes walk, which we believe offer permits for approximately £120 per annum.

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.

Schooling

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.

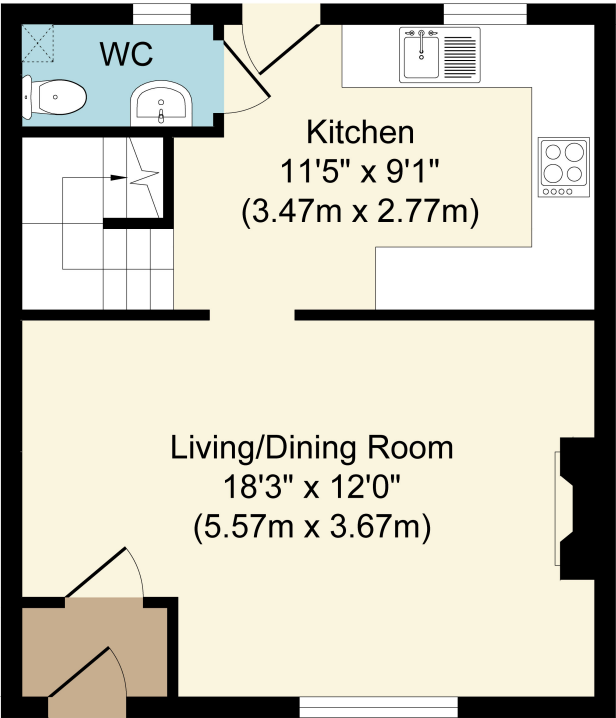
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers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

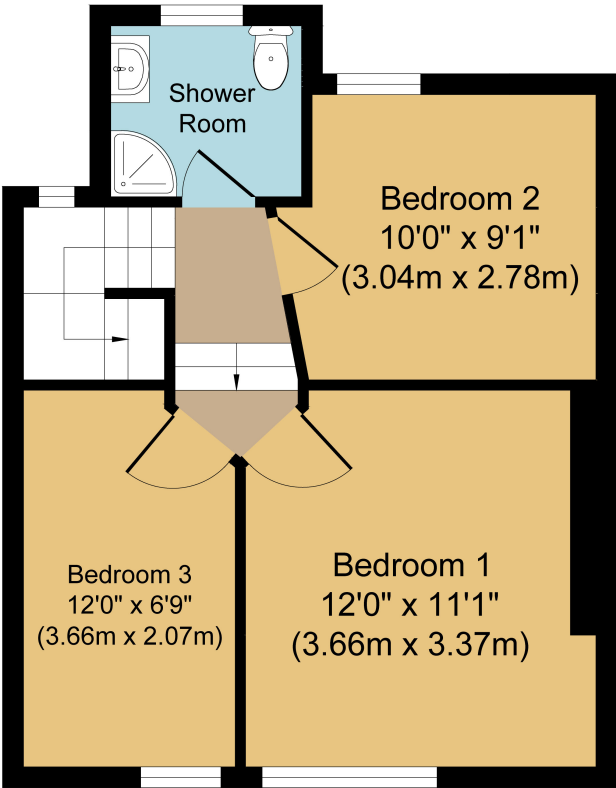
Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Ground Floor
Approximate Floor Area
392 sq. ft
(36.38 sq. m)
Approx. Gross Internal Floor Area 786 sq. ft. (73.00 sq. m)

First Floor
Approximate Floor Area
394 sq. ft
(36.62 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+)	57	89
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
