

**John
Wood
& Co**



**Coast &
Country since 1977**

The Meadows, Beer, Devon

£400,000 Freehold



PROPERTY DESCRIPTION

****NO CHAIN****

A rare opportunity to purchase a semi-detached property, currently used as 2 self contained apartments, together with the freehold. Located in an excellent position in the sought after fishing village of Beer, close to the Village amenities and beach, benefiting from onsite parking.

The building is currently divided into two one bedroomed apartments, both having individual gas central heating, and electricity, with current gas and electricity safety certificates.

The semi-detached property is approached over an entrance drive, which provides parking for both apartments, with the ground floor apartment having a lovely garden with sea glimpses.

This property is sold with no onward chain, and would make an excellent buy to let investment, with the income from both apartments, from either a long term let or holiday letting. However, a prospective purchaser could complete a larger renovation, creating a superb and large family home, second home or holiday let.

FEATURES

- No Chain
- Semi Detached House
- Currently presented as two 1 bedroomed apartments
- EPC Rating C
- Onsite Parking
- Garden with Sea Glimpses
- Close to Beach and Amenities
- Ideal Buy to Let Investment Opportunity





ROOM DESCRIPTIONS

The Property:

Both apartments have gas fired central heating and uPVC double glazed windows. With the apartments benefiting from their own boilers, electricity supply, and separate Council Tax (Band B for both), however, they do share a water supply.

Both apartments are currently tenanted, and can be sold with tenants in situ for an ongoing investment, or with vacant possession if required.

Ground Floor Apartment

A one bedroomed apartment, benefiting from a parking space, and the use of a lovely enclosed garden, with sea glimpses.

Kitchen/ Dining Room:

The kitchen has been principally fitted to two sides, with fitted a range of base and wall units, with inset one and a half bowl stainless steel sink and drainer, with mixer tap, with cupboards beneath, including built in slimline dishwasher, and space and plumbing for washing machine. Inset four ring gas hob, with oven beneath and extraction over., with cupboards above and o the side, including built in microwave. Door to pantry, and door to built in fridge freezer.

Door to shower room, with a large walk in shower with full tiling to walls, a wall mounted wash hand basin with chrome taps, and a chrome ladder style towel rail.

From the kitchen, a door leads into a rear hall, with an understairs storage cupboard and doors off to:

Sitting Room:

Feature fireplace, currently not in use, door to cupboard, which houses the gas fired boiler for central heating and hot water.

Bedroom:

Good sized double, with fitted wardrobes.

WC:

Close coupled WC with wooden seat and a wall mounted wash hand basin with chrome taps.

First Floor Apartment

From the allocated parking space/ entrance drive, the front door provides access into an entrance hall, with stairs leading to first floor.

From the first floor landing, there is a hatch to roof space, and doors off to the kitchen, sitting room, double bedroom and shower room.

Kitchen/ Breakfast Room:

The kitchen has been principally fitted to two sides, with a range of matching wall and base units. Inset one and a half bowl sink and drainer with mixer tap, with cupboards beneath, including space and plumbing for washing machine. Inset four ring has hob, with oven beneath and extraction over. Space for under counter fridge. Wall mounted Worcester Boiler for gas fired central heating and hot water.

There is a good sized double bedroom, with doors to an extensive range of built in wardrobe cupboards.

Shower Room:

White suite, comprising; WC, vanity style wash hand basin with mixer tap and cupboard beneath. Shower cubicle. Wall mounted mirrored cupboard full tiling to walls and a radiator.



Outside

The property is approached over a block paved entrance drive, which provides onsite parking for two vehicles, and leads to the front door of the first floor apartment (number 7a), with a timber gate providing access to the rear garden, and the front door into the ground floor apartment (number 7)

Rear Garden

Currently used solely by the ground floor apartment, the garden is enclosed and has areas of lawn and patio, with a shed, and sea glimpses.

The rear garden offers a delightful space for outside entertaining and al fresco dining.

Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,798.29per 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**

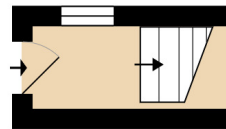
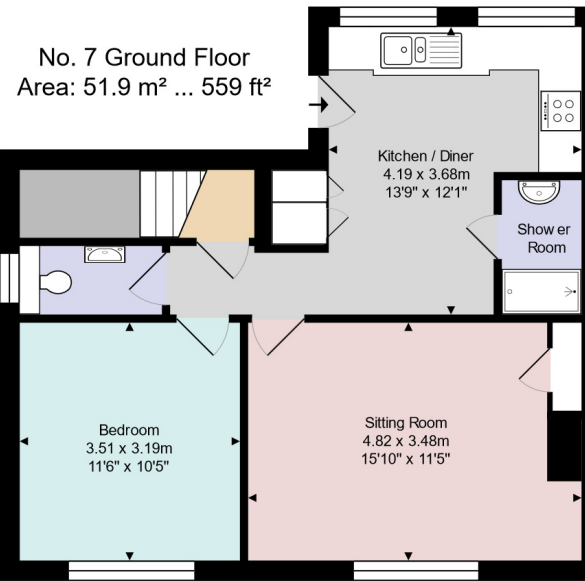
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers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

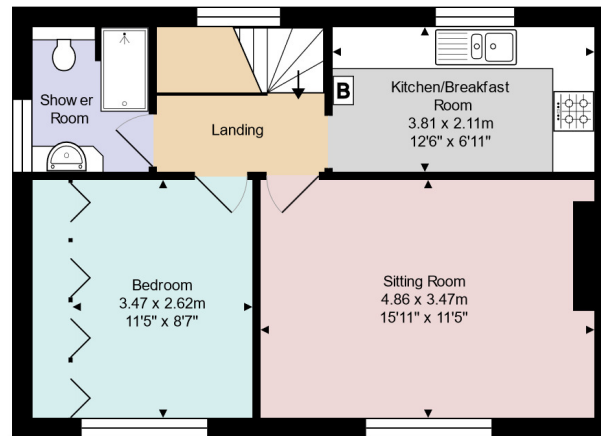
Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



7a Ground Floor Entrance



Not to scale. Measurements are approximate and for guidance only.

7a First Floor
Area: 46.6 m² ... 502 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			