



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Barline, Beer, Devon**

**£850,000 Freehold**



## PROPERTY DESCRIPTION

**\*\* NO CHAIN \*\***

A beautifully presented three bedroomed detached bungalow, located in an elevated position, benefiting from stunning Sea, Coastal and Countryside views. The property has the usual attributes of double glazed windows and gas fired central heating and benefits from ample onsite parking, a sun room with superb sea views, a terrace, and beautifully landscaped gardens.

The spacious and flexible accommodation includes: sun room, sitting room with a working fire, fitted kitchen, utility room with a WC, dining room, three good sized double bedrooms, one with an extensive range of built in wardrobes, and one benefiting from the superb sea and countryside views, together with a shower room.

Outside, the property has a large driveway offering ample onsite parking, a terrace off the sun room with stunning sea views, lovely landscaped gardens to the rear, with areas of lawn, and patio, two sheds, a greenhouse and seating areas that provide opportunity for outside entertaining and alfresco dining.

The property is sold with no onward chain, and would make a superb family home, second home, or buy to let investment.

## FEATURES

- No Chain
- Stunning Sea and Countryside Views
- Detached Bungalow
- Three Bedrooms
- Separate Dining Room
- Utility Area with WC
- Ample OnSite Parking
- Terrace with Superb views
- Sun Room/Conservatory
- EPC Rating E





## ROOM DESCRIPTIONS

### The Property:

Part glazed front door and step up to: -

### Sun Room

Glazed to three sides with absolutely superb sea and coastal views. Sliding doors leading through to the sitting room. Double doors leading through to the inner hall. Double doors leading out to a terrace, with a delightful seating area, taking maximum advantage of the views.

Sliding doors leading through to the: -

### Sitting Room

Window to front. Door through to inner hall. Coved ceiling. Feature working open fire fireplace. Two radiators.

Door leading to: -

### Dining Room

Double doors providing access to the rear patio. Door through to inner hall. Coved ceiling. Feature ceiling beam. Two Radiators.

Archway through to: -

### Kitchen

Large picture window to front, taking advantage of the beautiful sea view. The kitchen has been fitted to three sides, with a matching range of wall and base units, with oak panel door and drawer fronts, with silver handles.

U shaped run of work surface, with inset one and a half bowl stainless steel sink and drainer, with chrome mixer tap, inset four ring electric hob, with extraction and light above, and further cupboards and drawers beneath.

Full height unit incorporating double oven and grill, with further storage above and below. The kitchen also benefits from a built in fridge, with ample cupboards to the side and above.

Door through to: -

### Utility Room

Window to rear. Door leading to the side of the property. Short run of work surface, with inset single bowl stainless steel sink and drainer, with chrome taps, cupboards beneath, including space and plumbing for washing machine.

Wall mounted Worcester boiler. Door to separate WC.

Returning to dining room, door leading through to the: -

### Inner Hall

Door to sun room. Door to sitting room. Hatch to roof space, with descending ladder. Radiator.

Doors off to: -

### Bedroom One

Window to front, providing superb sea views. Radiator.

### Bedroom Two

Window to rear, overlooking the garden. Extensive range of built in wardrobes and storage cupboards. Radiator.

### Bedroom Three

Window to rear overlooking the garden. Radiator.

### Shower Room

Two obscure glazed windows to rear. White suite comprising: low level WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Large walk in shower with glazed screen. Radiator.

### Outside

The property is approached over a tarmac entrance drive, with ample space for parking and turning, leading to a parking area at the side of the bungalow. To the front of the property, there are laid to lawn areas either side of the entrance drive, which have been landscaped.

To the rear of the property, there is a lovely patio area, with ample space for seating and outside entertaining, with steps leading up to a beautifully landscaped area of lawn, where there are two sheds and a greenhouse. The gate which runs along the boundary of the property at the top of the garden, has access leading to The Underleys and a bus stop. The rear garden offers a good degree of privacy.

The gardens and grounds are a truly delightful setting for this superb property.

### Council Tax: East Devon District Council -

The Council Tax for this property is Band E.

Payment required for the 01/04/2023 to 31/03/2024 financial year is £2,690.44.

### 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 the title 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.

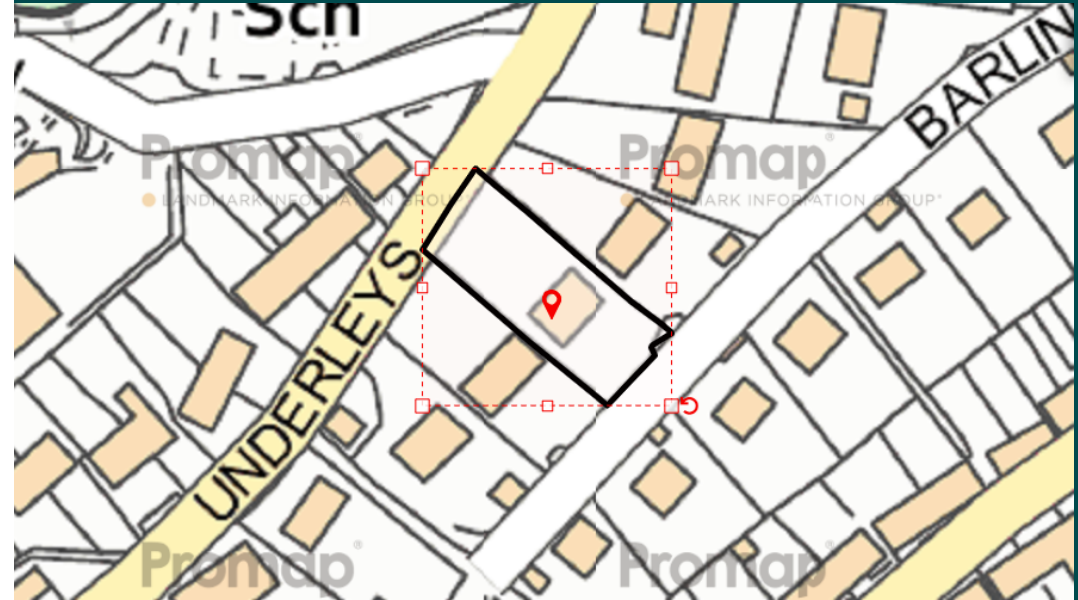
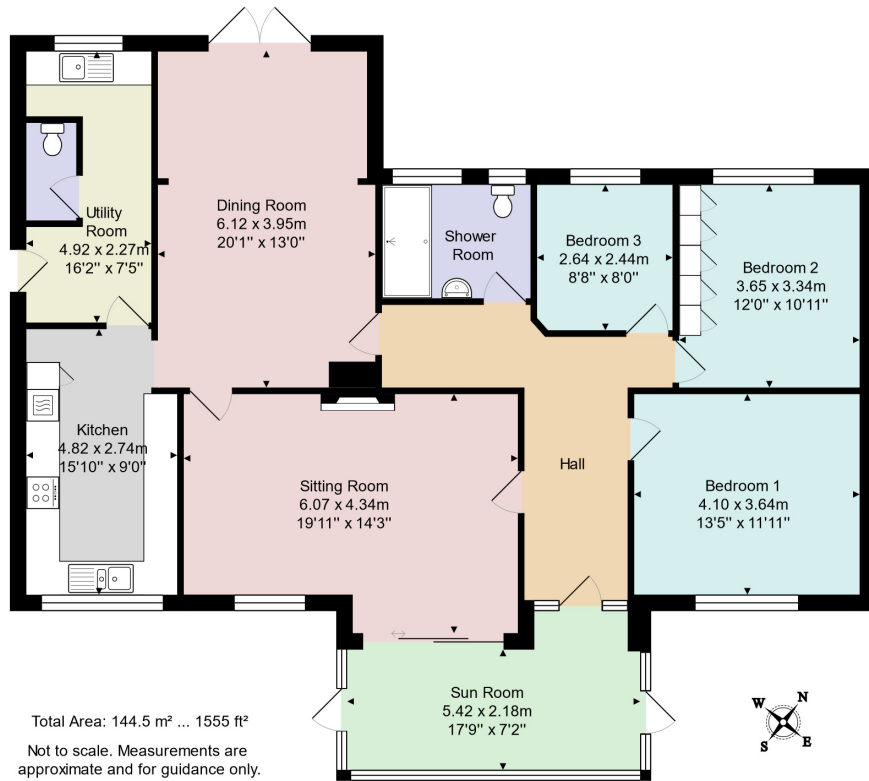
### Opening Hours

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			