



**John
Wood
& Co**

**Coast &
Country since 1977**

Portland Heights, Underleys, Beer, Devon

£525,000 Freehold



PROPERTY DESCRIPTION

A modern and superb three bedroomed semi-detached property, with the beautifully presented and spacious accommodation briefly comprising; on the ground floor, two good sized double bedrooms, one benefiting from an en-suite shower room, a further single bedroom, and a family bathroom, with the first floor comprising; a glorious open plan living space, with a stylishly fitted kitchen, sitting room and dining area, benefiting from a balcony, which takes maximum advantage of stunning sea, coastal and village views. Outside, to the front of the property is a lovely garden area which makes a delightful outside seating space, and to the rear, is a gravelled drive for parking.

This 'move in ready' property comes to the market with no onward chain, and would make an ideal main home, holiday/ second home or buy to let investment.

FEATURES

- No Chain
- Superb Sea Views
- Semi Detached Modern House
- L Shaped Balcony
- Open Plan Living Dining Kitchen
- Three Bedrooms
- Principal En-suite Shower Room
- Beautifully Appointed
- Onsite Parking
- EPC Rating B





ROOM DESCRIPTIONS

The Property:

The property is accessed on the ground floor, where there is a spacious entrance hall, with stairs rising to the first floor and a good sized under stairs storage cupboard,

On the ground floor there are three bedrooms, two good sized doubles and a single, with the principal bedroom having a stylishly fitted en-suite shower room, together with a stylishly fitted family bathroom.

The First Floor:

There is a lovely and bright open plan living dining kitchen, with bi-folding doors to a good sized L shaped balcony, taking maximum advantage of the superb sea, coastal and village views over Beer.

The kitchen has been attractively fitted, with a range of matching wall and base units, with a U shaped run of work surface. Inset single bowl stainless steel sink with chrome mixer tap, with cupboards beneath including built in dishwasher and space and plumbing for washing machine. Inset four ring gas hob, with built in oven beneath, and built in under counter fridge and freezer, to the side.

Outside

The property can be approached via the rear, which has a gravelled parking area, and steps leading down to the front door and garden, or via a pedestrian wooden gate at the front of the property, which has an attractive stone wall, and steps leading up to the front door, and also providing access to a lovely sunny garden, which makes a delightful area for outside entertaining or al fresco dining.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,312.08 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.

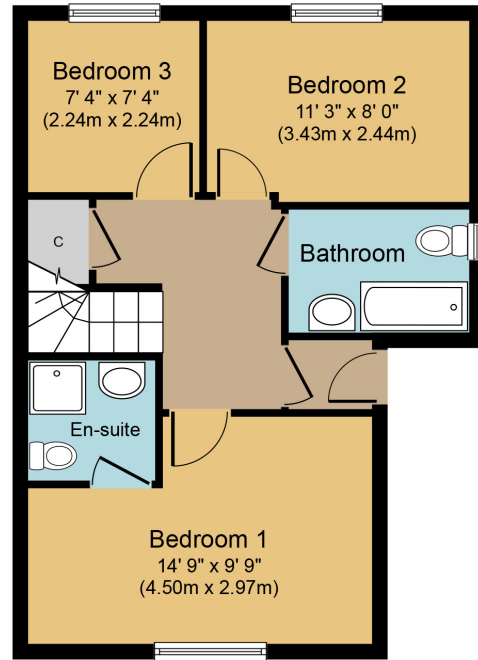
Opening Hours

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

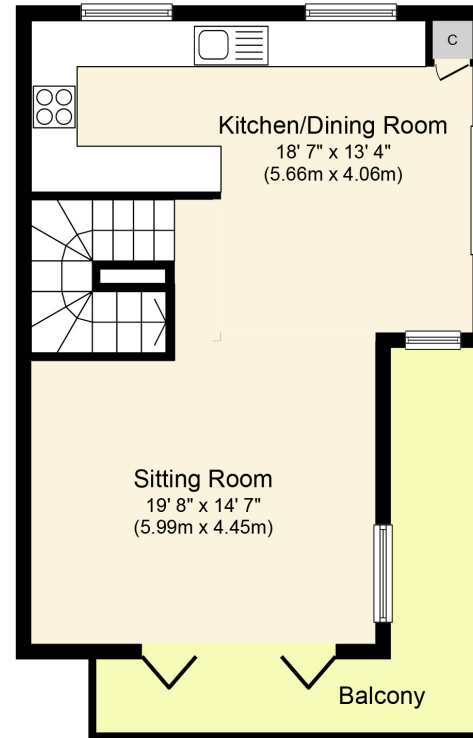
Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





Ground Floor
Approximate Floor Area
449 sq. ft.
(41.7 sq. m.)



First Floor
Approximate Floor Area
488 sq. ft.
(45.3 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			100
(92+)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC