



**John
Wood
& Co**

**Coast &
Country since 1977**

The square, Beer, Devon

£465,000 Freehold



PROPERTY DESCRIPTION

A superb and most appealing Grade II listed, three bedroom cottage in an ideal location in Beer close to the beach, shops and amenities, which has been renovated and updated to an excellent standard by the current owners, and includes a new kitchen, bathroom, utility room, new flooring throughout, a new boiler, new central heating, and recently fitted fire doors, the property has also recently been re-wired.

The accommodation comprises; on the ground floor, entrance lobby, living room, stylishly fitted kitchen, separate dining room and utility room, with the first floor comprising a bedroom and a bathroom. Stairs then lead to the second floor, where there are a further two bedrooms. The cottage also benefits from a large enclosed rear garden.

The property is sold with no onward chain, and would make an ideal family home, a second home or a buy to let investment. The fittings, furniture and contents are available by separate negotiation.



FEATURES

- No Onward Chain
- Three Bedrooms
- Separate Dining Area
- Grade II Listed
- Rear Enclosed Garden
- New Kitchen and Bathroom
- Recently Renovated
- Utility Room
- Close to Beach and Amenities
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

Hardwood front door into the entrance porch, with an internal door leading through to:

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Living Room

Window to front, with meter cupboard beneath. Stairs to first floor, with cupboard under stairs. Feature fireplace. Two radiators. Parquet flooring.

Archway leading through to: -

Kitchen

Window to side. Stable door providing access to the side and the rear garden. The kitchen has been stylishly fitted to two sides with a range of matching wall and base units with chrome handles. L shaped run of Quartz work surface, with inset ceramic sink and drainer with chrome mixer tap, built under dishwasher and fridge, inset four ring Lamona gas hob, with built under Lamona oven and grill, and extraction over. Radiator. Parquet flooring.

Steps lead to the: -

Dining room

Dual aspect windows to the side. Radiator. Parquet flooring.

Door leading to the: -

Utility room

Window to side. The utility room has been fitted to two sides, to one side is a run of laminate work surface with wall cupboards over and matching base units, and to the other side is a short run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer taps, and cupboard beneath. Space and plumbing for washing machine, space for tumble dryer, and a further space for a full height free standing fridge-freezer. Radiator. Parquet flooring.

Door leading to the rear garden and side access.

Returning to the living room, stairs to:-

First Floor

Recently replaced carpet.

Doors off to: -

Bedroom Two

Window to front, radiator.

Bathroom

Obscure glazed window to the rear. The bathroom has been recently refitted to include a stylish white suite comprising; close couple WC with black wooden seat, vanity sink with gold mixer tap, splashback tiling to wall, and wall mounted light up mirror above. Large walk in shower with full tiling to walls, wall mounted a gold shower with separate hand held shower attachment, and sliding glass doors. Black ladder style towel rail. Attractively tiled floor.

Returning to landing. Stairs leading to the: -

Second floor

Window to rear at half landing. Doors off to -

Bedroom One

Window to front. Radiator.

Bedroom Three

Window to rear, radiator. Raised platform with built in cupboard/ wardrobe above.

Outside

The property is approached via a pedestrian footpath from the square. To the rear of the property is a lovely enclosed garden, with areas of decking and lawn. The rear garden can also be accessed through the pedestrian side gate using the right of access.

Council Tax

East Devon District Council, Tax Band C; Payable 2024/25 £2055.18 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.

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.

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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(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			