





PROPERTY DESCRIPTION

A beautifully presented three bedroomed, split level detached home, with the benefit of ample onsite parking, a landscaped rear garden, stunning Village views and a garage.

The property has the usual attributes of double glazed windows and gas fired central heating, with the spacious and versatile accommodation briefly comprising; on the entrance level, a good sized entrance hall, with stairs leading down to the lower level, a living room, a conservatory, a stylishly fitted kitchen/ dining room with a door to the side porch, an excellent sized double bedroom and a bathroom, with the benefit of a full suite, including both a bath and a shower.

The lower level has two good sized double bedrooms and a shower room. Outside, the property is approached over a gated tarmac entrance drive, offering ample onsite parking with access to the garage and the gardens. The rear garden has been attractively landscaped with areas of lawn and patio and takes maximum advantage of the stunning Village views.

FEATURES

- No Onward Chain
- Superb Village Views
- Beautifully Presented, Light and Bright
- Conservatory
- Three Double Bedrooms
- Kitchen/ Dining Room
- Two Bathrooms
- Landscaped Gardens
- Ample Onsite Parking and Garage
- EPC Rating C





ROOM DESCRIPTIONS

The Property:-

The property is approached via a gated entrance drive, which provides ample onsite parking and gives access to the property, the gardens and the garage.

The property is accessed via an obscure glazed door with matching side windows into the entrance hall.

Entrance Hall

Coved ceiling. Radiator. Door to cloaks cupboard with two shelves and a hanging rail. Stairs to the lower ground level. Hatch to roof space, which is boarded and insulated, with light and power and a built in descending ladder.

Doors off to the bathroom, a good sized double bedroom and living room.

Living Room

Large picture window to front offering the most superb village views and views of the countryside surrounding Beer. Coved ceiling. Two radiators. Door to conservatory and obscure glazed door to kitchen.

Conservatory

Glazed to three sides taking maximum advantage of the stunning village and garden views. Door providing access to a patio and a path leading back to driveway and Garage. Radiator.

Kitchen/ Dining Room

Dual aspect with windows to side and rear, both providing attractive village views. Coved ceiling. Radiator. The kitchen is stylishly fitted to three sides with a range of matching wall and base units. U shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including built-in dishwasher and built-in washing machine. Inset four ring electric hob with built-in oven beneath and extraction above. Space for freestanding fridge freezer. Door side providing access to the side porch with a door leading back to the driveway.

Bedroom One

Window to front. Coved ceiling. Radiator.

Bathroom

Dual aspect with obscure glazed windows to front and side. Radiator. Stylishly fitted white suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Good size shower cubicle with sliding door. Panel bath with chrome mixer tap and handheld shower attachment. Half tiling to walls.

Returning to the entrance hall, stairs provide access to the lower accommodation.

Lower Ground Level

Bedroom Two

Large picture window to rear providing beautiful village and countryside views. Coved ceiling. Radiator.

Bedroom Three

Dual aspect with window to side and large picture window to rear, again offering beautiful views. Coved ceiling. Radiator.



Shower Room

Obscure glazed window to rear. Radiator. Stylishly fitted white suite, comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome mixer tap. Large shower cubicle with sliding door. Half tiling to walls.

Terraced Gardens

The rear garden has been attractively landscaped with areas of lawn and patio and takes maximum advantage of the stunning Village views.

The gardens offer a delightful setting with various opportunities for outside entertaining and al fresco dining.

Garage

Light and power. Up and over door.

Council Tax

East Devon District Council; Tax Band F - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,487.38

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

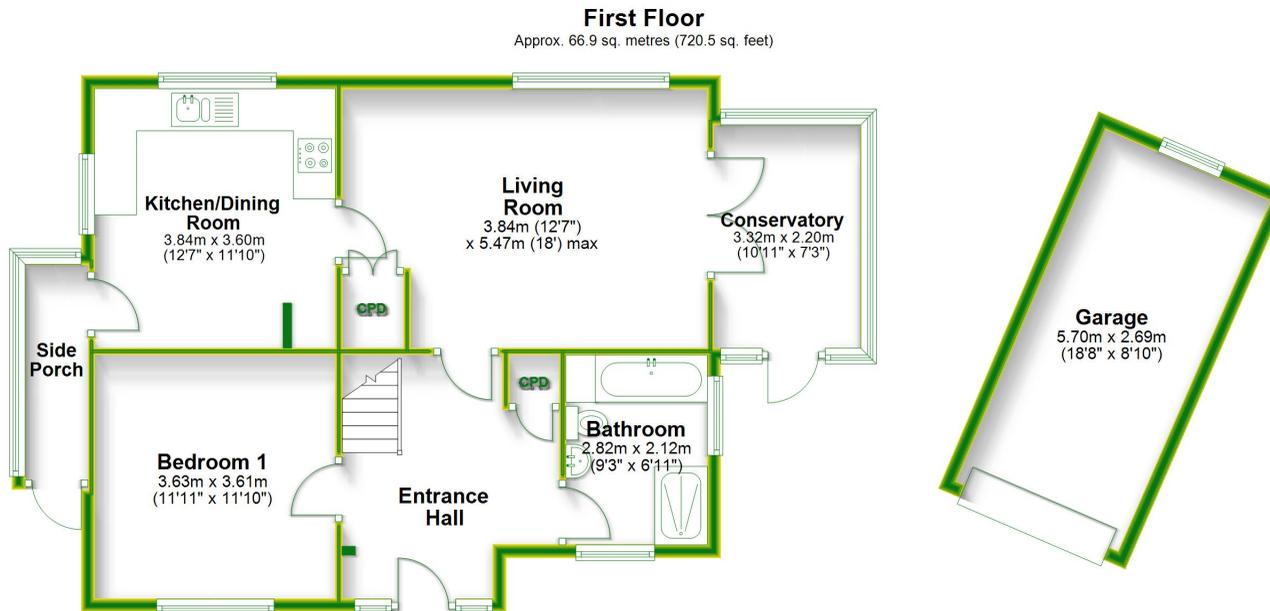
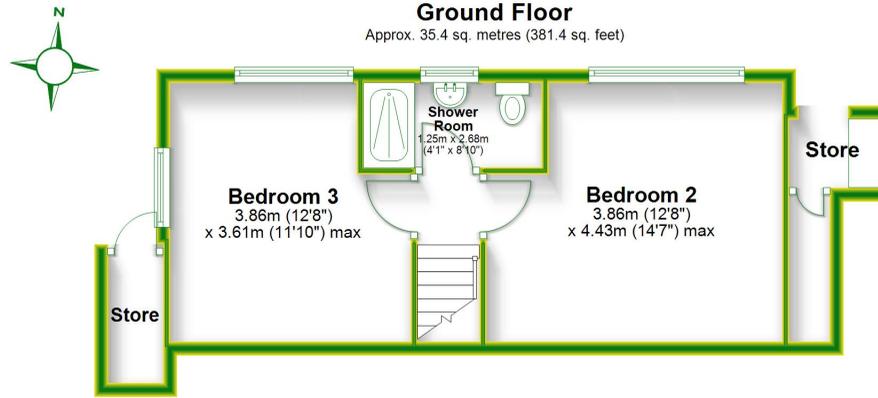
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have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



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc-solutions.co.uk
Plan produced using PlanUp.

Wheatley, SEATON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			