



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Clapps Lane, Beer, Devon**

**Guide Price: £475,000 Freehold**



## PROPERTY DESCRIPTION

A superb and spacious four/five bedroom terraced home, located close to the Village amenities and Beach. Built in 1928, the house has colour washed rendered elevations under a tiled roof and is presented in excellent order throughout, and benefits from double glazed windows, with triple glazing in the kitchen and dining room, together with gas fired central heating.

The accommodation arranged over three floors includes four bedrooms with bedroom five being used either as a single bedroom or a study, family bathroom, living room, dining room/kitchen, utility/conservatory and downstairs cloakroom. Outside to the front there is a parking space for one car and to the rear the terraced gardens provide a barbeque area and a lawn with flower beds together with garden shed.

This property would make an ideal family home, second/holiday home or buy to let investment.



## FEATURES

- Mid-Terraced Home
- Five Bedrooms
- Ground Floor WC
- Rear Gardens
- Close to Seafront and Town Centre
- Ideal Second Home / Airbnb
- Fitted Kitchen
- Utility Area
- Onsite Parking
- EPC Rating D



## ROOM DESCRIPTIONS

### The Property:

Concrete steps to original front door with obscure glazed circular window to : -

### Entrance Hall

Double glazed window to front. Coved ceiling. Wall mounted high level electricity smart meter cupboard. Easy rising stairs to first floor. Radiator. Storage space under stairs.  
Doors off to: -

### Lounge

Bay window to front. Feature fitted local stone and flint fireplace with pine mantle shelf and fitted coal effect gas fire with brass surround and stone hearth. The fireplace has been extended to either side to provide space for audio and television equipment. Fitted shelves. Coved ceiling. Wood and brass feature wall lights. Radiator.

### Dining Area/Living Room

Glazed door and side light to rear utility conservatory. Feature fitted fireplace with wood surround and display shelving with hearth. Fitted gas fire in wooden surround and gas fired back boiler for central heating and hot water with Honeywell programmer. Fitted shelved storage cupboards and display shelves to either side. Coved Ceiling. Radiator.  
Short run of laminate work surface with cream cupboards and drawers beneath with silver handles, creating an excellent breakfast bar. Space for free standing fridge/ freezer.  
Square archway through to: -

### Kitchen

Windows to rear and side giving views over back garden and into the conservatory/ utility room. The kitchen has been fitted on three sides with a matching range of wall and base units with cream door and drawer fronts with silver handles.  
U shaped run of laminate work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and inset stainless steel four ring gas hob, with cooker hood and circulatory fan. Range of cupboards and drawers above and beneath.  
Full height unit with built in double oven and grill and cupboards above and beneath. Coved ceiling with access to roof space. Extractor fan. Cerami tiled splashback throughout. Amtico vinyl tiled floor.

### Utility / Conservatory

Window to rear giving good views across rear garden. Glazed door to side giving access to path and steps to rear garden. Glazed polycarbonate roof. Fitted single bowl stainless steel sink and drainer with chrome taps with white painted cupboard beneath. Space and plumbing for washing machine. Space for tumble drier. 3ft run of vinyl covered work surface and splash back. Vinyl sheet flooring. Door to

### Cloakroom

Window to rear giving view across garden. White suite comprising; mid level flush WC with wooden seat. Wall mounted sink with chrome taps. Wall mounted mirror. Fitted shelf. Further fitted storage shelves.  
Natural travertine stone tile splashback.  
returning to inner hall, stairs to: -

### First Floor Landing

Easy rising stairs to second floor

### Doors off to: -

### Bedroom One

Window to front. Fitted double wardrobe cupboards with pine doors with hanging rail and cupboards above. Fitted shelved storage unit. Coved ceiling. Radiator.

### Bedroom Two

Window to rear giving good views across rear garden. Coved ceiling. Fitted shelf. Radiator.

### Bedroom Three

Currently being used as a study. Window to front. Fitted shelves and cupboard. Coved ceiling. Radiator.

### Bathroom

Obscure glazed window to rear. Suite comprising; blue panel bath with twin chrome hand grips and chrome mixer tap with hand held shower. Show rail and curtain. Mid level flush WC with wooden seat. Green wall mounted sink with chrome taps. Natural travertine stone tile splash back to bath and sink area. Wall mounted mirror. Fitted shaver socket. Fitted cupboard with sliding mirror doors. Door to airing cupboard with fitted slatted shelves. Coved ceiling. Radiator.

Retuning to landing, stairs leading to: -

### Second Floor Landing

Window to rear giving good views across rear garden. Large area with room with desk/ seating access to eaves storage.

### Bedroom Four

Window to front. Fitted shelves. Radiator.

### Bedroom Five

Window to front. Access to eaves storage. Radiator.

### Outside

To the front is the concrete parking space surrounded by a colour washed rendered wall and decorative flower and shrub border with concrete steps to one side giving access to the covered front door.

The rear garden is accessed by the utility/conservatory but there is also a pedestrian right of way across the rear of the neighbouring property with a pedestrian path to the side.

The concrete steps lead to a gravelled barbeque area surrounded by a flower border with a range of decorative plants.

The remaining rear garden is terraced and is laid mainly to lawn with a side concrete and slate path with further decorative flint stone banks and flower borders. At the top of the garden is a further level area with a timber garden shed 10ft x 6ft with windows to front and side.

From the top of the garden are good views across the village of Beer towards the sea.

### Council Tax

East Devon District Council, Tax Band C, payable 2023/24 £1,956.69 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

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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.

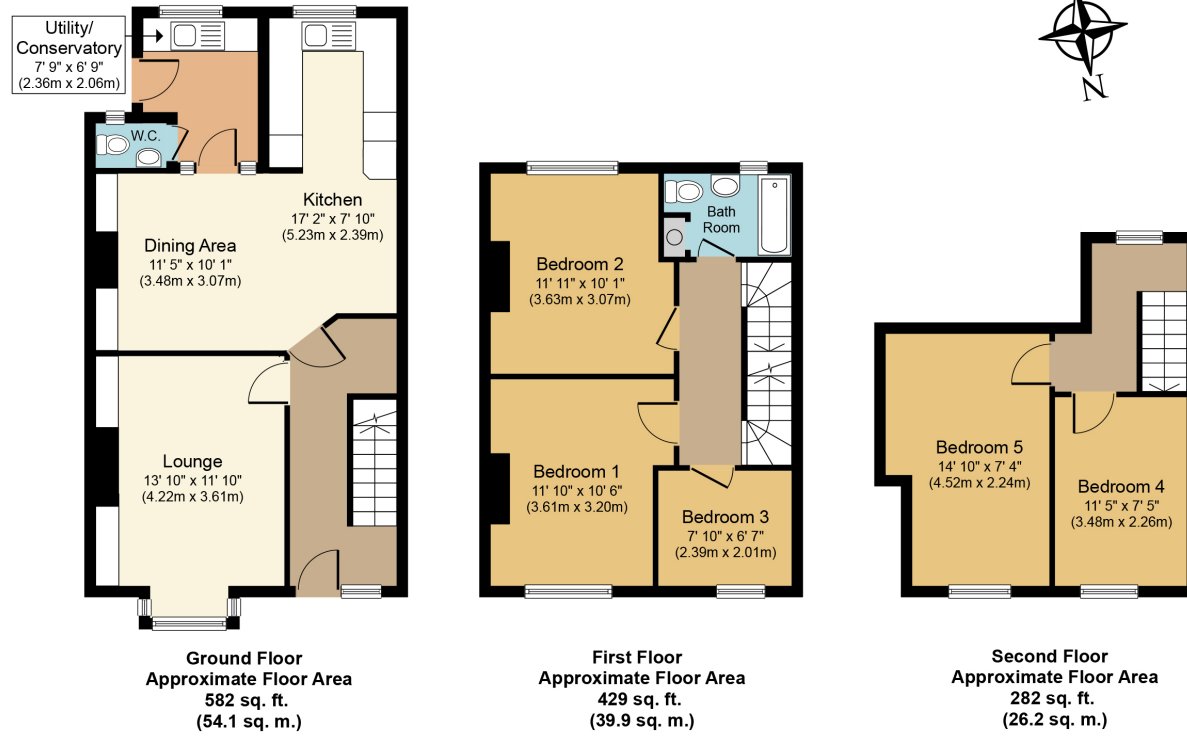
### Opening Hours

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(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			