

A two-story white house with a tiled roof and a John Wood & Co sign in the foreground. The house has a gabled roof with a chimney. There are several windows with dark frames and two small awnings over the front doors. A large green bush is in the foreground, and a stone wall is visible at the bottom. The background shows a hillside with trees.

**John
Wood
& Co**

**Coast &
Country since 1977**

Ash Hill Court, Beer, Devon

£285,000 Freehold



PROPERTY DESCRIPTION

An attractive two bedroomed mid terrace home, in the popular fishing Village of Beer, presented to a good standard throughout, with allocated parking and a rear garden.

Constructed with colour washed rendered elevations with some stone detailing under an interlocking tiled roof the property has recently had replacement uPVC double glazed windows and doors and gas fired central heating has been installed. The property is situated on the outskirts of Beer and yet within easy reach of the village centre and beach.

The spacious accommodation briefly comprises; entrance porch, living room, kitchen/ dining room, two bedrooms and a bathroom. Outside, there are two allocated parking spaces, and an enclosed garden to the rear, with a patio and steps leading up to a terraced garden.



FEATURES

- Terraced Gardens
- Two Parking Spaces
- EPC Rating C
- Council Tax Band B
- No Chain
- Kitchen/ Dining Room
- Double Glazed Windows
- Gas Fired Central Heating





ROOM DESCRIPTIONS

The Property:

uPVC part obscure glazed front door into:-

Entrance Porch

Door to cupboard containing gas meter, Worcester Bosch gas fired boiler for central heating and hot water. Radiator. Coat hooks. Hardwood front door with inset bulls eye window into:-

Living Room

Maximum overall including stairs 13' x 12' 8" (3.96m x 3.86m). uPVC double glazed window to front providing attractive village views and glimpses of the fields surrounding the village. Easy rising stairs to first floor. Feature fitted fireplace with carved wooden surround with composite marble inset and hearth fitted with Valor gas coal effect fire. Coved ceiling. Consumer control unit. Radiator. Laminate floor. Door way through to:-

Kitchen/Dining Room

Maximum overall 12' 7" x 9' 1" (3.84m x 2.77m) .uPVC double glazed window and half glazed uPVC double glazed door giving access to the rear patio and garden. The kitchen has been fitted to three sides with a matching range of wall and base units with wood laminate door and drawer fronts with stainless steel handles. U-shape run of roll edged laminate worksurface with inset single bowl stainless steel sink and drainer with mixer tap. Inset Electrolux stainless steel four ring gas hob. Range of cupboards and drawers beneath including built-under Electrolux Premiere fan assisted oven and grill. Space and plumbing for washing machine. Splashback tiling including stainless steel splashback behind hob with matching range of wall cupboards above including two glass fronted display cupboards. Space for fridge/freezer. Spotlights to ceiling. Dado rail and radiator in dining area. Tile effect laminate floor. Returning to entrance hall, easy rising stairs to:-

First Floor

Hatch to insulated roof space, part boarded with loft ladder and lights. Doors off to:-

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m) Plus wardrobe, cupboard and over stairs cupboard. uPVC double glazed window to front providing most attractive village views and glimpses of the hills surrounding the village. Double louvre doors to built-in wardrobe cupboard with hanging rail and further storage over. Door to shelved over stairs cupboard. Radiator.

Bedroom Two

Maximum overall including door recess 10' x 7' 1" (3.05m x 2.16m). uPVC double glazed window to rear giving attractive garden views. Radiator.

Bathroom

uPVC obscure double glazed window to rear. White suite comprising panel bath with chrome taps with Mira thermostatic shower over with glazed shower screen, shower rail and curtain. Pedestal wash hand basin with chrome taps. Close coupled w.c with co-ordinating seat. Full tiling to bath and shower area. Splashback tiling behind wash hand basin. Wall mounted mirror and shelf with shaver light over. Corner mirror cupboard and floor level storage cupboard. Chrome ladder style towel rail. Laminate floor.



Outside

The property is approached under the entrance archway into the communal parking area where there are two allocated parking spaces and a turning area. At the side of the parking area, a tarmac path adjoins the secondary pedestrian access from Townsend and approaches the front of the property. Steps rise up to a small paved patio which gives the opportunity of displaying a number of pot plants. There is a mature shrub border to the side of the porch.

Rear Garden

To the rear of the property the door from the kitchen leads onto the paved rear patio with space for entertaining and barbecues. To the rear of the patio a colour washed rendered retaining wall and steps lead to the remainder of the rising rear garden which has been planted with a number of choice shrubs and designed for general ease of maintenance. At the top of the garden is a further seating area which provides attractive views over the remaining village of Beer.

Council Tax

East Devon District Council; Tax Band B - Payable 2023/24: £1,798.29. 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.

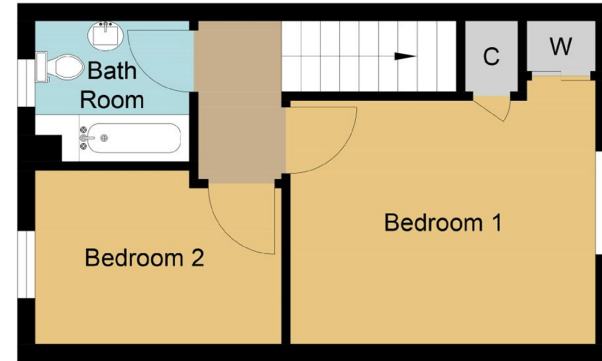
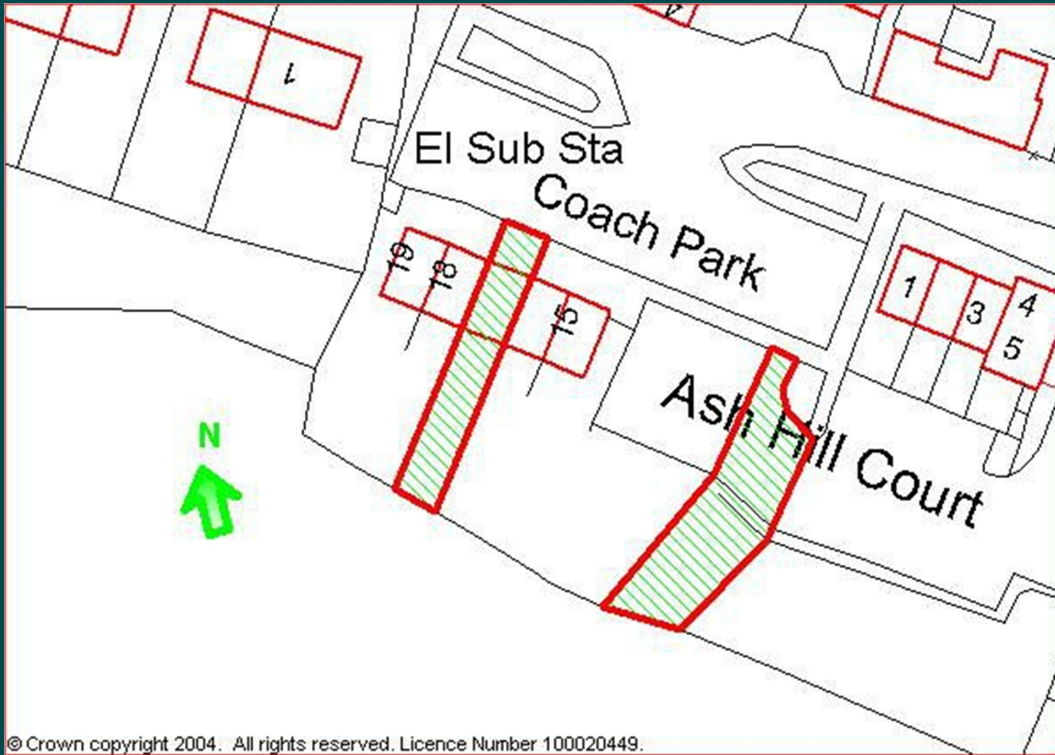
Opening Hours

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

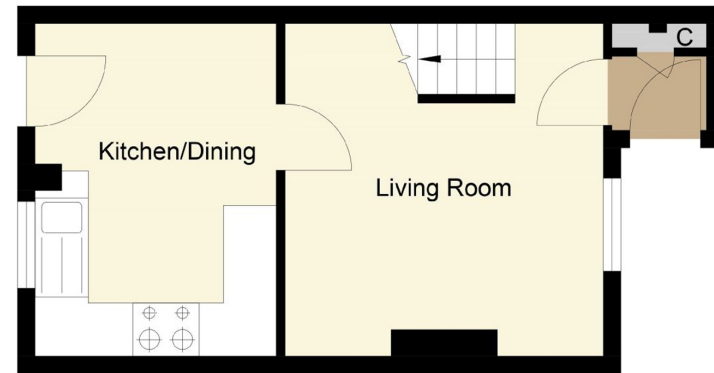
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First Floor



Ground Floor

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. 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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