



**John
Wood
& Co**

**Coast &
Country since 1977**

Underleys, Beer, Devon

£295,000 Freehold



PROPERTY DESCRIPTION

A three bedroomed semi-detached house, located on the outskirts of Beer, with lovely rural views over the fields surrounding the village. Constructed with colour washed rendered elevations under a tiled roof, the property has the usual attributes of double glazed windows and gas fired central heating, and benefits from terraced gardens to the front and rear.

The accommodation briefly comprises; on the ground floor, a living room with gas fire, a good sized kitchen/ dining room, a rear porch with WC and a separate storage room, with the first floor comprising; three bedrooms and a bathroom, and the property does have the added benefit of pleasing outward views over the fields that surround Beer.



FEATURES

- Pleasing Outward Rural Views
- 3 Bedrooms
- Semi Detached House
- Terraced Gardens
- Double Glazed Windows
- Gas Fired Central Heating
- Kitchen/ Dining Room
- Utility Room with WC
- Family Bathroom
- Viewing Recommended





ROOM DESCRIPTIONS

The Property:

uPVC front door into: -

Entrance Hall

Stairs to first floor. Radiator. Door into kitchen/ dining room, and sliding door into living room.

Living Room

Large picture window to front, giving lovely rural views. Radiator. Fitted gas fire, which houses the back boiler for gas fired central heating and hot water.

Kitchen/ Dining Room

Dual aspect, two windows to rear. The kitchen area has been comprehensively fitted with a range of matching wall and base units, with oak fronted door and drawer fronts, with co-ordinating handles. L shaped run of laminate work surface, with inset single bowl stainless steel sink and drainer with mixer tap, inset four ring Zanussi gas hob. Range of cupboards and drawers beneath, including space and plumbing for a dishwasher. Further short run of work surface, with cupboards and drawers beneath, and full height unit incorporating Zanussi double oven and grill, with further storage above and below. Coved ceiling. Radiator. Door to under stairs storage cupboard and door to rear porch, with a half glazed door giving access to the rear garden. Door to: -

Utility Room

Window to front, wall mounted shelves. Space and plumbing for washing machine. Space for tumble dryer. Space for freestanding fridge freezer. Radiator.

Door to ground floor cloakroom, with window to side, high level flush WC, radiator. Tiled walls.

Returning to entrance hall, easy rising stairs to first floor.

First Floor Landing

Hatch to roof space. Doors off to: -

Bedroom One

Dual aspect, window to front and side, giving lovely views over the fields surrounding the Village. Radiator.

Bedroom Two

Window to rear. Radiator. Door to built in shelved wardrobe cupboard. Doors to airing cupboard, with factory insulated hot water cylinder, with back up emersion heater, and slatted shelved storage over.

Bedroom Three

Window to rear. Radiator.

Bathroom

Obscure glazed window to front. White suite, comprising; panel bath with chrome taps, with electric shower over, shower rail and curtain. Wall mounted wash hand basin with chrome taps. High level mounted WC. Part splashback tiling to walls. Radiator.

Outside

The property is approached over a pedestrian path, serving the houses on this part of Underleys. Steps rise up with handrail, to the open fronted entrance porch, giving access to the property,

The front garden has been terraced for ease of maintenance, with the lower terrace having been gravelled with display pots. The second level comprises; an area of lawn, with a further gravelled area directly in front of the living room window, edged by a range of mature planting. There is an attractive terraced archway at the top of the steps, with a flowering creeper.

A paved concrete path then leads round to the side, where there is a timber garden shed, and continues round to the rear of the house, where the garden is retained at a high level, by a colour washed wall, with a range of mature planting and a garden shed.

Steps then rise up to a good sized paved patio, with is south facing, and does capture the sun for the majority of the day, where there is also a clothes drying area. The remainder of the garden, slopes up to a high mature hedge, forming the rear boundary.

Please Note:

This property does have a section 157 restriction, meaning that prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property.

Council Tax

East Devon District Council; Tax Band C - Payable 2023/24: £2,055.18per 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





Total Area: 90.8 m² ... 977 ft²

Not to scale. Measurements are approximate and for guidance only.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |