

**John
Wood
& Co**



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Berry Hill, Beer, Devon

£468,000 Freehold



PROPERTY DESCRIPTION

A beautifully presented three bedroomed end of terrace home, with the usual attributes of gas fired central heating and recently replaced double glazed sash windows, located in a super spot, close to Village centre, in easy in walking distance for the beach, shops and amenities, but with the added benefit of on-site parking.

The spacious and light filled accommodation briefly comprises; on the ground floor, entrance hall with stairs to the first floor, sitting room with a log burner, kitchen/ dining room, a utility room and a recently replaced stylish shower room. The first floor has two double bedrooms, and a third single bedroom, all benefiting from built in storage/ wardrobes, together with a family bathroom.

Outside, there is a drive to the side of the property, which provides onsite parking, and to the rear of the property, there is a good sized garden accessed via steps to an elevated seating area, which offers a delightful setting for outside entertaining and alfresco dining, and the most attractive sea and village views.

FEATURES

- No Onward Chain
- Three Bedrooms
- End of Terrace
- Ground Floor Shower Room
- Kitchen/ Dining Room
- Light and Bright
- Beautifully presented
- Village Centre Location
- Private Garden With Sea Views
- On-Site Parking





ROOM DESCRIPTIONS

The Property

Part obscure glazed front door into entrance hall with stairs rising to first floor and doors off to the living room and the kitchen dining room.

Living Room

Window to front. Radiator. Log burning stove in feature fireplace. Door to rear hallway with access to a storage room, utility room and a ground floor shower room.

Kitchen /Dining Room

Dining area: Window to front. Radiator.

Kitchen: (separated by a square archway). Door to side hall which houses the gas fire boiler for central heating and hot water and has a door to the front providing access to Berry Hill and the parking area. The kitchen has been fitted to three sides with a range of matching wall and base units with cream door and drawer fronts and co-ordinating handles. U shaped run of work surface with inset single bowl stainless steel sink and drainer with chrome mixer tap and cupboards and drawers beneath. Inset space for cooker with extraction above. Space for freestanding fridge freezer. Chrome heated ladder style towel rail.

From the rear hallway, there's a part obscure glazed door into a storage area, a door back through to the living room, and a square archway through to the utility room and ground floor shower room.

Utility Room

Fitted with a run of work surface, with inset large butler style sink with chrome mixer tap, cupboards beneath and wall mounted cupboards over. Space and plumbing for washing machine. Space for tumble dryer. Radiator.

Door to: -

Shower Room

Obscure glazed window to side. The shower room has been stylishly fitted with a Close WC with co-ordinating seat. Vanity style wash hand basin with mixer tap and cupboards beneath. Corner shower cubicle with sliding glazed doors. Full tiling to walls. Heated ladder style towel rail.

First floor

Radiator. Hatch to roof space. Built in airing cupboard and separate storage cupboard.

Doors off to: -

Bedroom One

Window to front. Radiator. Doors to built in wardrobe cupboard.

Bedroom Two

Window to front. Radiator. Doors to built-in wardrobes and cupboards. Wall mounted wash hand basin with splashback tiling above and chrome taps.

Bedroom three

Window to side. Radiator. Doors to built-in wardrobes and cupboards.



Bathroom

Obscured glazed window to side. White suite comprising; close coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps. Panel bath with handrails, chrome taps, electric wall mounted shower unit, and a glazed shower screen. Heated chrome ladder style towel rail.

Outside

Outside, there is a drive to the side of the property, which provides onsite parking. To the rear of the property, there is a good sized garden, with two areas of lawn and two Millboard decking areas, which were only recently installed.

The rear garden is accessed via steps to an elevated seating area, which offers a delightful setting for outside entertaining and alfresco dining, and pleasing sea and village views.

Council Tax

East Devon District Council; Tax Band C - Payable 2024/25: £2,146.08. 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.

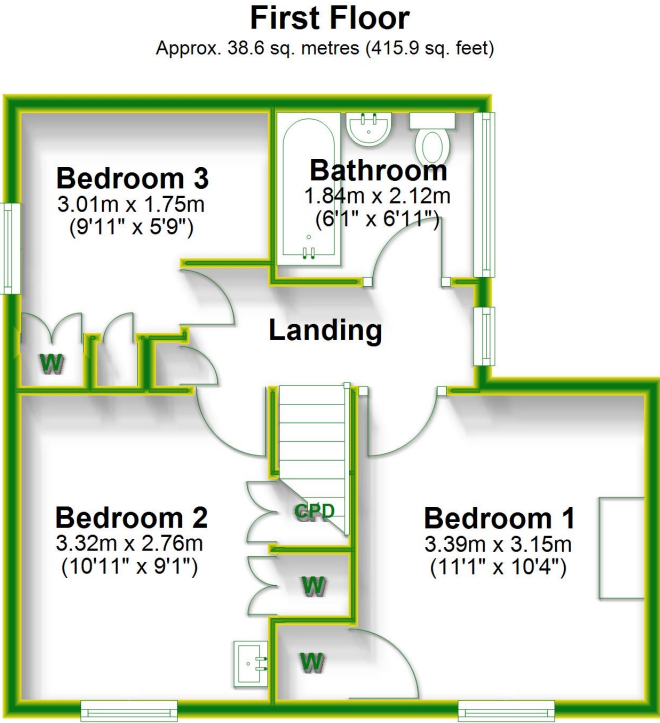
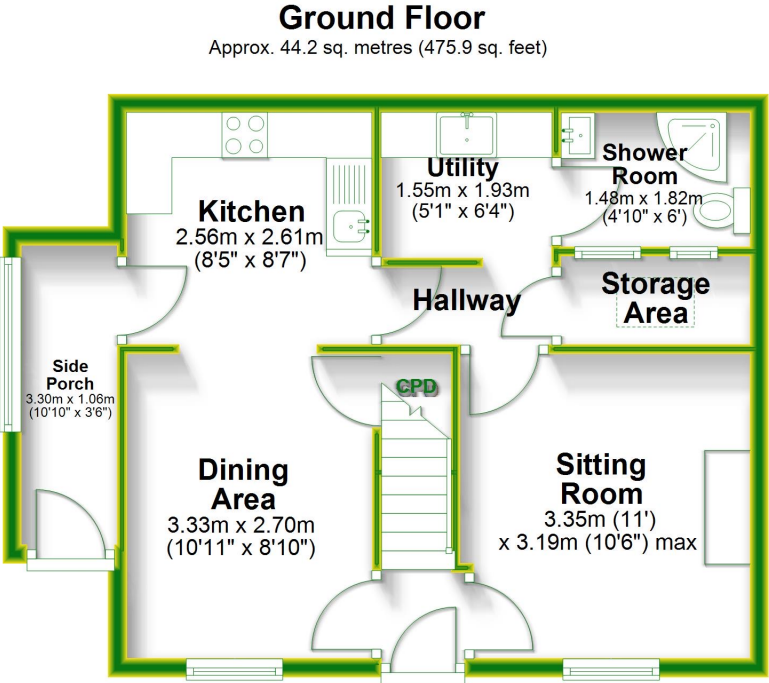
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers 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.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total area: approx. 82.8 sq. metres (891.8 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 epcsolutions.co.uk
Plan produced using PlanUp.