



Ash Hill Court, Seaton, BEER.

£280,000 Freehold

- NO CHAIN
- Living Room
- Kitchen/ Dining Room
- Bathroom
- Enclosed Rear Garden
- Two Bedrooms
- Viewing Recommended
- EPC Rating C
- Allocated Parking Space
- Close to Town Centre and Sea Front

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PROPERTY DESCRIPTION

**** NO CHAIN **** A most appealing two bedroom terraced cottage, located close to the centre of Beer and the beach. Constructed with colour washed rendered elevations under an interlocking tiled roof, the property has been comprehensively renovated and improved in the recent past and includes; replacement uPVC double glazed windows and doors, gas fired central heating system, new kitchen and bathroom and has been redecorated internally throughout with replacement solid Oak cottage doors on the first floor. The gardens have been landscaped and has replacement fencing and a rear gate.

The property is in excellent order throughout and comprises; living room, kitchen/ dining room, two bedrooms and bathroom. Outside is a garden to the front and an enclosed rear garden, and the property benefits from an allocated parking space **** NO CHAIN ****.



ROOM DESCRIPTIONS

The Property:

Picket gate and open fronted entrance porch with storage cupboard. Panel front door with inset glazed bullseye window into:-

Living Room

13' x 12' 10" (3.96m x 3.91m) including stairs. Window to front. Easy rising stairs to first floor with large under stairs sitting or storage space. Coved ceiling. Fine fireplace with Oak surround, tiled inset with slate hearth. Radiator. Laminate wood effect floor.

Small pane glazed door through to:-

Kitchen Dining Room

Max. overall 12' 8" x 8' 3" (3.86m x 2.51m). Window to rear and door giving access to rear garden. The kitchen has been principally fitted to three sides with a range of matching wall and base units with cream Shaker style door and drawer fronts with coordinating handles. U-shaped run of roll edged laminate work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap.

Inset space with Cannon cooker with four ring gas hob, double oven and grill beneath. Range of cupboards and drawers. Space with Indesit washing machine and under-counter space with refrigerator and freezer. Splash back tiling with matching range of cupboards over including glass fronted display cupboards and extraction over hob. Pelmet light.

Cupboard containing Baxi wall mounted gas fired boiler for central heating and hot water with Potterton programmer. Spotlights to ceiling. Ceramic tiled floor. Radiator.

Returning to living room:

Easy rising stairs from living room to:-

First Floor

Landing with coved ceiling and hatch to roof space. Cottage style Oak doors off to:-

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m) plus wardrobe alcove and cupboard. Window to front providing lovely views towards Rock Farm House. Coved ceiling. Radiator. Laminate wood effect floor. Door to over-stairs storage cupboard.

Bedroom Two

Max. overall 10' x 7' 1" (3.05m x 2.16m). Coved ceiling. Radiator. Laminate wood effect floor.

Bathroom

Obscure glazed window to rear. White suite comprising; panel bath with chrome mixer tap with hand-held shower attachment, fitted with Mira Sport electric shower with glass shower screen. Pedestal wash hand basin with chrome mixer. Close-coupled WC with coordinating seat. Splash back tiling to bath and shower area, with matching splash back to wash hand basin. Spotlights to ceiling. Wall mounted mirror. Chrome ladder style towel rail. Laminate wood effect floor.

Outside

The property is approached from the footpath over paved steps and path to the front garden and path to the open fronted entrance porch. A small enclosed gravelled garden to the front used to display pot plants.

The approach by vehicles is through the entrance archway and leads round to the back of the house where there is an allocated parking space. A paved path and timber gate gives access to the rear garden.

Rear Garden

A paved path and steps descend to an attractive south facing patio and entertaining space, which catches the sun for the majority of the day. Steps rise up to an area of lawn with inset planting to either side. The rear garden is screened by vertically boarded fencing and clad with flowering creepers.

Council Tax

East Devon District Council; Tax Band B - Payable 2022/23: £1,625.27.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 the title 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.

Opening Hours

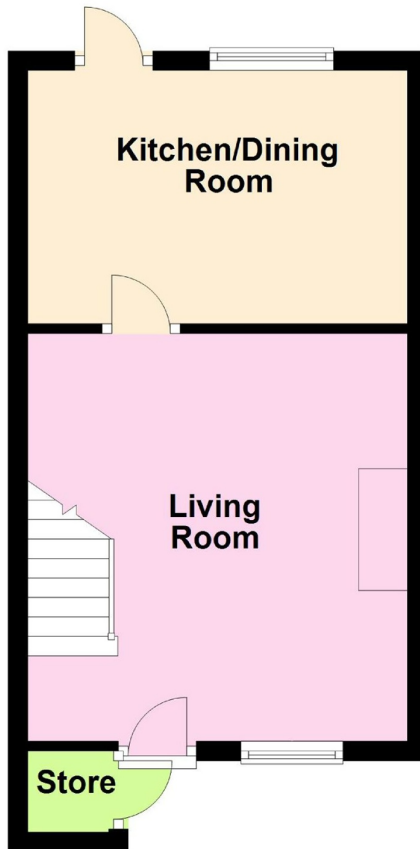
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251

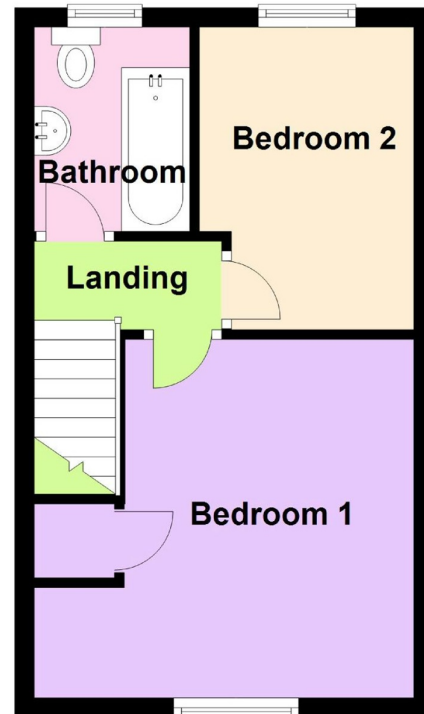


Ground Floor

Approx. 27.6 sq. metres (297.0 sq. feet)

**First Floor**

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

This drawing is not to scale and is a representation only. No responsibility is taken for any errors that may result
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 69 | 87 |

England, Scotland & Wales

EU Directive
2002/91/EC**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 70 | 89 |

England, Scotland & Wales

EU Directive
2002/91/EC

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