



Carpenters Cottage, 1 Causeway Cottages, The Causeway, Beer EX12 3LF

£425,000 FREEHOLD

Situated in the picturesque coastal village of Beer, a charming three bedroom Grade II Listed, stone cottage with garden and an off road parking space.

Carpenters Cottage occupies a level position within a short stroll of the centre of this beautiful coastal village which offers local shops along with eateries, public houses and a wide pebble beach. The cottage offers well presented accommodation arranged over three floors and benefits from having gas fired central heating and there is uPVC double glazing to some of the windows.

A substantial arch top front door and entrance lobby which offers space for coats opens into a large reception/dining room which enjoys a lovely outlook over the garden. A separate sitting room is well proportioned and features exposed ceiling beams along with a feature stone fireplace, having an oak lintel, stone hearth and inset gas flame fire. Two secondary glazed windows to the front aspect allow lots of light and there is a useful storage cupboard under the stairs.

The kitchen/breakfast room is extensively fitted with a range of base and wall units along with worksurfaces and tiled splashbacks and appliance spaces for a freestanding gas cooker, dishwasher, fridge and freezer. The kitchen also houses the wall mounted gas boiler and has a uPVC double glazed door accessing the garden. Adjoining the kitchen is a useful utility room which offers further storage and space and plumbing for a washing machine with tumble dryer above. A useful WC adjoins the utility room.





To the first floor a landing offers further storage and gives access to two bedrooms. Bedroom two offers a dual aspect and both have fitted wardrobes. The first floor also offers a shower room which is fitted with a modern white suite comprising a shower cubicle with mains shower, wash basin and close coupled WC.

The upper floor offers a master bedroom suite comprising a double bedroom which features a stone gable with central window, having a lovely view over the village and there are fitted wardrobes along with an en-suite shower room which comprises a shower cubicle with electric shower, wash basin and WC.

The garden comprises a large paved patio area which adjoins the cottage and this extends to meet a raised lawn garden which has adjoining shrub borders. There is a further patio/seating area with summerhouse.

PARKING There is a private off road parking space conveyed with the property.

OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

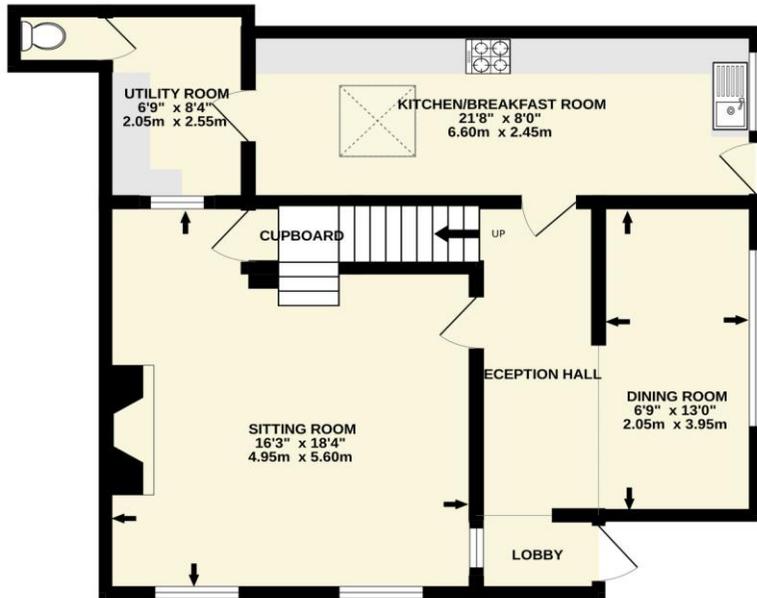
REF: DHS02170

DIRECTIONS From Sidmouth, join the A3052 (Exeter to Lyme Regis coastal road), proceed east signposted Seaton and Lyme Regis. Continue for approximately five miles, turning right signposted Beer. Follow this road into Beer and at the junction with New Road turn right and immediately right into The Causeway. The property is the first on the right. If arriving by car we suggest continuing along The Causeway and parking in the car park on the left.

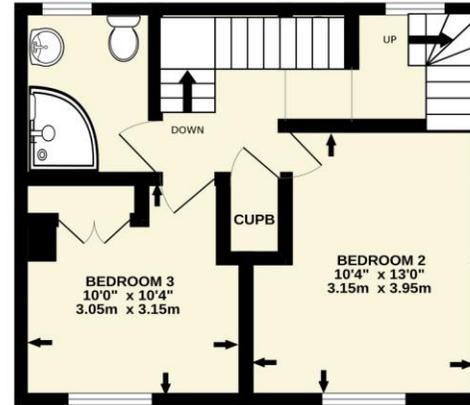
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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