



12 Park Road, Beer, Seaton, EX12 3HJ

£340,000 Freehold

- Three Bedroom End of Terrace House
- Kitchen/Diner
- Off Road Parking
- Village Location
- Bathroom
- Lounge with Log Burner
- Rear Garden with Outhouse

12 Park Road, Seaton EX12 3HJ

This 3 bedroom end terrace house makes for an ideal family home enjoying views of open fields to the front, terraced gardens, off road parking for 2 cars and an outhouse/utility. Further benefits include gas central heating, double glazing, log store and garden shed. Located on a popular road within the picturesque village of Beer, with the shops, beach and local primary school within walking distance. A viewing is highly recommended to appreciate all this property has to offer.

Situated on the beautiful Jurassic Coast, the historic fishing village of Beer is very popular with tourists, who visit for the beach cafes, the famous Beer Quarry and caves, and the selection of restaurants, bars and shops. Railway enthusiasts will know Pecorama, a favourite family day out, famous for its model trains. The surrounding countryside is designated an Area Of Outstanding Natural Beauty, and is perfect for walking enthusiasts. Located between Lyme Regis and Sidmouth, it is within easy reach of the city of Exeter, as well as the nearby town of Axminster where the station is on the main line to Exeter and to London Waterloo. A few miles away in Colyford, is the renowned Colyton Grammar School, which consistently ranks as one of the top schools in the country.



Council Tax Band: C



Entrance Hall

Stairs to first floor. Radiator, smoke detector, high level cupboard housing the fuse box. Feature wooden fully glazed door to:

Lounge

15'1" x 11'11" (4.60 x 3.64)

Feature bay window with display sill overlooking the front garden and fields beyond. Fireplace with wooden mantel and tiled hearth housing a log burner, recessed either side. Radiator. Further feature fully glazed wooden door opens into:

Kitchen/Diner

18'5" x 9'10" (5.62 x 3.02)

Comprehensively fitted with a range of solid wood fronted wall and base cupboards with dark worksurfaces and under plinth lighting, incorporating pan drawers, wine rack and display cabinets. Integrated appliances include a dishwasher, fridge and a freezer. Stainless steel one and a half bowl sink and drainer with chrome mixer tap, with window with tiled display sill over to rear aspect. Space for 'Rangemaster' 5 ring cooker with extractor hood over. Dining area with further window with display sill to side aspect. uPVC half obscure glazed door to rear. Wall mounted cupboard housing a 'Worcester' combi boiler. Radiator and door to understairs storage cupboard. Tiled floor and splashbacks, spotlights.

Landing

Window with display sill to side aspect. Loft hatch, radiator, doors off to accommodation.

Bedroom 1

11'11" x 7'10" (3.64 x 2.40)

Window with display sill enjoying the front aspect of the surrounding countryside. Inbuilt double wardrobes to either side of chimney breast, storage cupboards over. Radiator,

Bedroom 2

10'0" x 9'10" (3.06 x 3.00)

Window to rear aspect. Inbuilt airing cupboard/wardrobe with radiator and slatted shelving. Radiator.

Bedroom 3

7'2" x 5'4" (2.20 x 1.65)

Window with display sill to front aspect. Inbuilt cupboard/wardrobe over stairs. Radiator.

Bathroom

8'0" x 6'6" (2.45 x 2.00)

Family bathroom fitted with a modern contemporary white suite and chrome accessories comprising: bath with mixer tap, mains pressure shower with additional 'rain forest' shower head. WC with concealed cistern and matching vanity unit with inset wash hand basin. Chrome 'ladder' style towel rail, panel splash backs and flooring. Obscure glazed window with tiled display sill to rear, spotlights and extractor fan.

Outhouse

11'0" x 8'0" (3.36 x 2.45)

Fitted with worksurface and base units with a stainless steel sink and drainer. Space and plumbing for washing machine, space for tumble dryer and under counter fridge and freezer. Single half glazed wooden door and single glazed window. Power and strip lighting, fuse box.

Outside

The front benefits from off road parking for 2 cars, with a gentle sloping pathway leading up to a level patio area, enclosed by wooden fencing to provide a family area for safe play and from which to enjoy the front aspect views of the fields opposite.

To the rear is a shared pathway with one neighbouring property. Opposite is the outhouse, a log store and the terraced rear garden, enclosed by a combination of mature hedging and wire fencing. Steps rise and turn to a patio sitting area, ideal for entertaining bordered by mature hedging, further steps lead to an area laid to lawn. At the top of the garden is a further levelled area which houses the garden shed and is also currently used as another play area.

Agents Notes

Tenure: Freehold

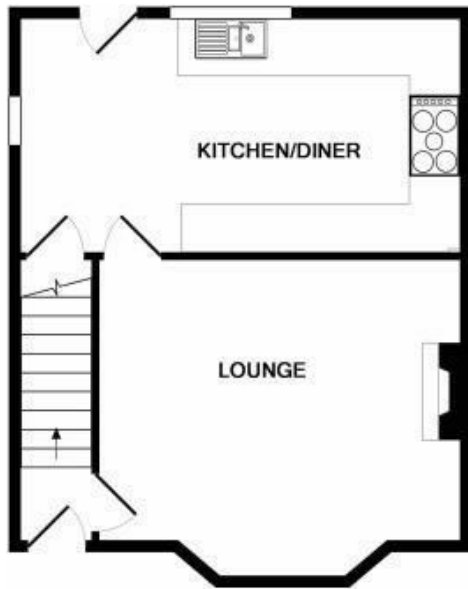
Local Authority: East Devon District Council

Tax Band: C

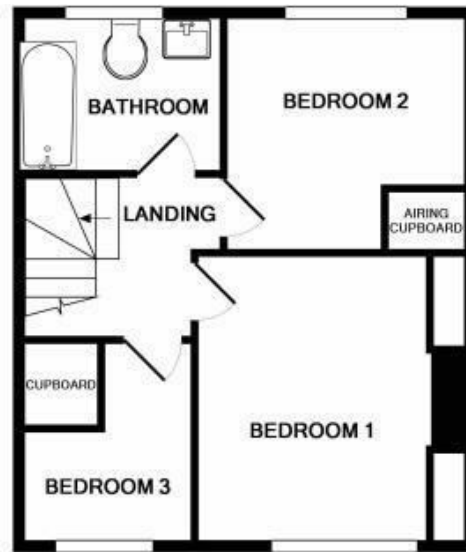
Utilities: All utilities are mains connected

Broadband: Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

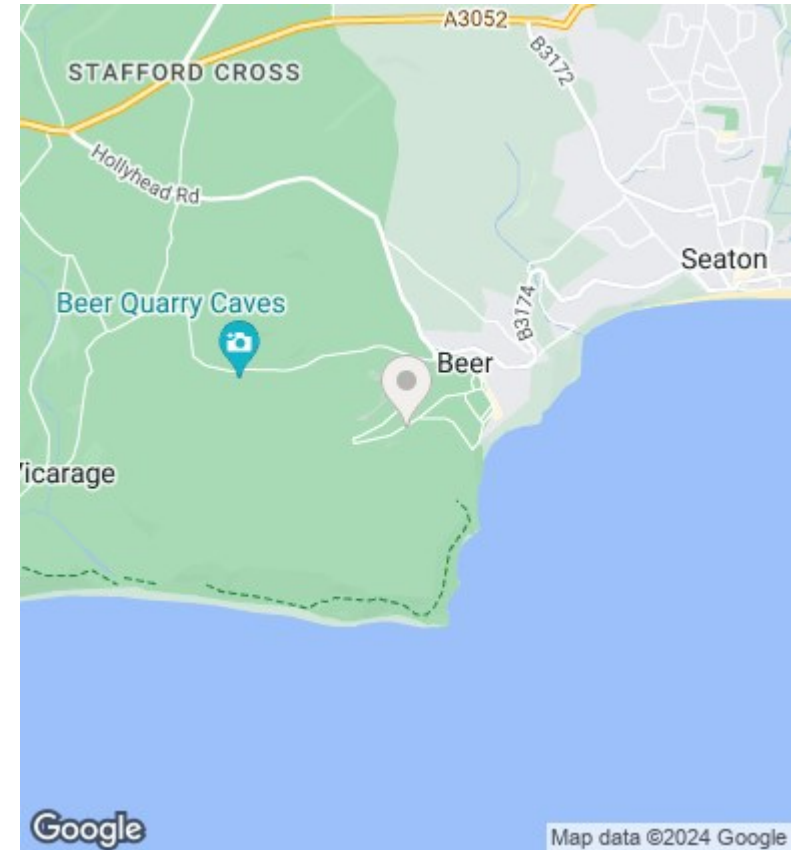


GROUND FLOOR



1ST 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. 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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Directions

From our Seaton office in Cross Street, turn left at the end and follow the road, bearing right. Continue until the junction and keep straight joining the Beer Road at the crossroads, sign posted Beer. Drive into the village, through the centre and turn right into Clapps Lane (just before the Dolphin Hotel). Continue along this road, which then joins Park Road (at the junction with Southdown). The property will be found on the right hand side, identified by a Harris and Harris 'For Sale' board.

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

C

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