



2 Ash Hill Court, Beer, EX12 3NG

Asking Price £250,000 Freehold

- A mid terrace village house
- Some modernisation required in places
- Allocated parking space
- NO ONWARD CHAIN
- Two bedrooms
- Gas central heating
- Ideal 'lock up and leave' or investment property
- Popular location, walking distance to village centre and beach
- Sealed unit double glazing
- Enclosed rear garden with patio

2 Ash Hill Court, Beer EX12 3NG

A mid terrace house located in a convenient location with parking and garden. The property has historically been let/rented out and would now benefit from some investment but does offer good potential as a project to improve. NO ONWARD CHAIN



Council Tax Band: B



Entrance

Front door leading to vestibule with storage cupboard (with power), leading to

Living Room

13'05" x 12'08" (4.09m x 3.86m)

Aspect to the front of the house, gas fire, radiator. TV point, telephone point.

Kitchen/dining Room

12'08" x 9'0" (3.86m x 2.74m)

Aspect over the rear garden, roll top work surfaces, drawer units, cupboard units, eye level wall units. Single drainer stainless steel sink unit. Space for cooker, space for fridge, space for washing machine. Tiled surrounds. Wall mounted boiler.

Radiator. Door to outside

First Floor

Landing-Hatch to loft space. Airing cupboard. Doors leading to

Bedroom One

12'08" x 9'03" (3.86m x 2.82m)

Aspect over the front of the property, radiator, built in cupboard/wardrobe.

Bedroom Two

10' x 7'01" (3.05m x 2.16m)

Aspect to the rear, radiator.

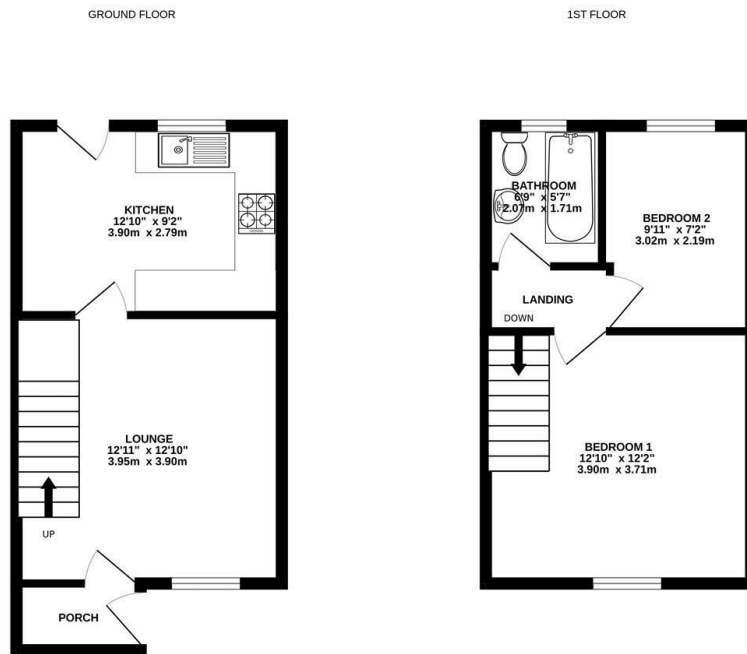
Bathroom

7'05 x 5'03" (2.26m x 1.60m)

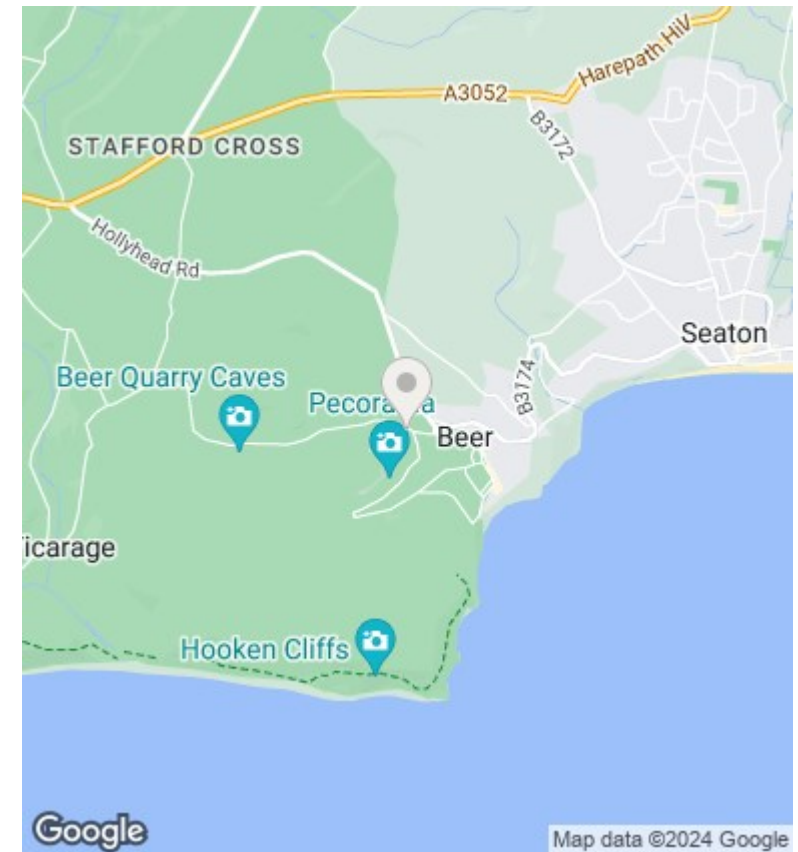
White suite comprising panelled bath with fitted shower, low level WC, pedestal wash hand basin, radiator, tiled surrounds.

Outside

To the front of the property is a small gravelled area. To the rear is a fully enclosed garden which measures approximately 21' in length and is stocked with a variety of shrubs, plants, grassed area, paved patio. Pedestrian gate to allocated parking space situated at rear of the house.



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 is given as to their operability or efficiency can be given.
Made with Metreplan ©2024



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	