



Colliehurst



Beach 0.3 miles Sidmouth 7.9 miles

A substantial three-bedroom detached bungalow set on a generous plot moments from the heart of the village. Garage and Driveway parking.

- Detached Bungalow
- Freehold. No onward chain
- Generous living room with bow window
- Three double bedrooms
- Front and rear gardens
- Close to the village centre and beach
- Garage
- Driveway parking for three cars
- Would benefit from modernisation

Guide Price £585,000

SITUATION

Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village, in an AONB. It is famous for its quarried stone that has been used in many historic buildings such as Exeter Cathedral and St Pauls Cathedral. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club. Some 8 miles to the west is the Regency town of Sidmouth with an extensive variety of shops including an out of town Waitrose. Exeter is approximately 22 miles to the west and has excellent shopping, sport and leisure facilities, international airport and a main line rail link to London (Paddington and Waterloo). Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.

DESCRIPTION

This substantial three-bedroom detached bungalow is set on a generous plot, just moments from the heart of Beer and its charming beach. Designed with individuality, the property boasts classic brick elevations accented by Beer stone window and door surrounds, all beneath a tiled roof. The bungalow is fitted with double-glazed leaded windows and benefits from gas central heating.

While some modernisation is required, the home offers significant potential for expansion, including extension or roof conversion, pending the necessary permissions.

The interior features a welcoming entrance hall leading to a spacious living room, and a well-appointed kitchen/breakfast room complete with a larder and utility cupboard. Three generously sized double bedrooms, a family bathroom, and a separate cloakroom complete the layout.

OUTSIDE

The property offers both front and rear gardens, alongside a garage and carport. The rear garden is tiered with several distinct areas, including a paved terrace, lawn sections, and plant beds that, while currently a bit overgrown, present great potential for improvement. Additionally, there is a workshop and a masonry-built garage with a tiled roof.

A concrete driveway provides ample parking space for several vehicles and leads to both the garage and the gated rear garden. The front garden features a well-maintained lawn, mature shrubs, and a pond that would benefit from some refurbishment. Convenient access to the detached garage and carport is also provided via the driveway.

SERVICES

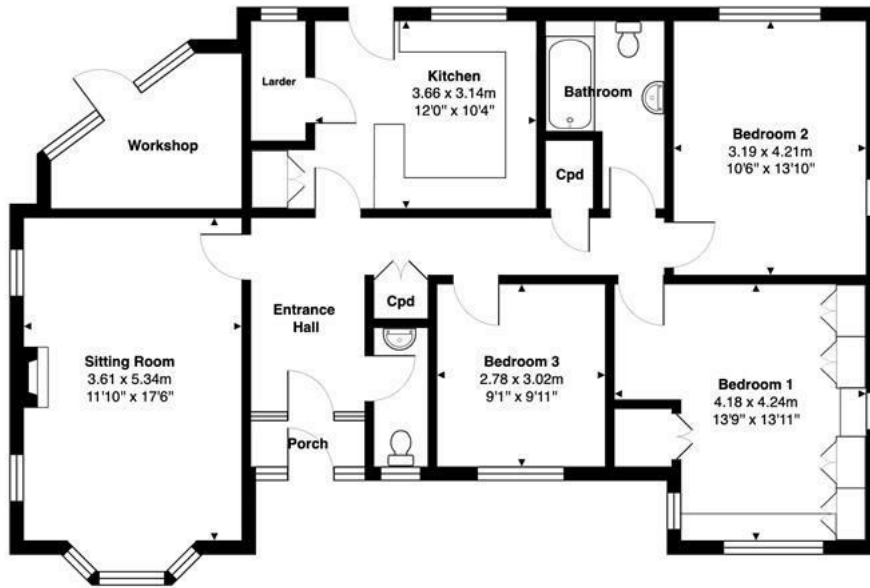
Mains water, electric and drainage. Superfast broadband available upto 60 Mbps, with mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom) EPC E.

DIRECTIONS

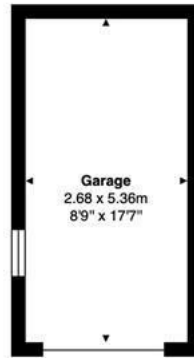
Continue straight into the village down the main street, Colliehurst is situated on Clapps lane just off the centre of the village.



Colliehurst, Clapps Lane, Beer, EX12 3HG



Ground Floor



Total Area: 120.8 m² ... 1300 ft²

All measurements are approximate and for display purposes only

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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