



1 Fountain Cottage



1 Fountain Cottage Fore Street

Beer, Seaton, EX12 3EG

Sea Front: 150 yards; Sidmouth: 8.4 miles; Exeter: 22 miles

Full of charm and character, with sea views from the garden

- 150 Yards From The Beach
- Well Proportioned Bedrooms
- Available Fully Furnished
- Sea Views From Garden
- EPC C
- Stylish Accommodation
- Modern Fitted Kitchen
- No Onward Chain
- Freehold
- Council Tax Band C

Guide Price £435,000

Beer is a picturesque coastal village set within a conservation area on the Jurassic Coast, offering pubs, restaurants, galleries, shops, a post office, and a sailing club.

The spacious living room offers a warm and welcoming feel, featuring exposed stone and brick walls, a gas fireplace, space for dining, and patio doors opening to the garden. To the rear, a stylish modern kitchen enjoys views over the terraced garden and includes a breakfast bar, electric ovens, hob with extractor, and space for appliances – ideal for everyday living and entertaining. Stairs rise to the first floor, where there are three well-proportioned bedrooms. The principal bedroom enjoys a light, airy aspect to the front, with a further double and single overlooking the rear garden. A modern family bathroom provides a bath with shower over, basin, W.C. and heated towel rail, with an additional cloakroom off the landing. Available fully furnished if required.

From both the kitchen and living room, doors open to the terraced garden, thoughtfully arranged with several levels of patio providing areas for relaxation and outdoor dining. A brick outbuilding offers useful storage partway up, while the upper terrace enjoys sea views. At the top, a summer house makes the most of the superb south-westerly outlook across the bay at Beer, an idyllic spot to unwind and take in the scenery. Annual parking permits available for EDDC car parks locally.

All mains services connected. Mobile signal good outdoor and in-home with all major networks. Standard, Superfast & Ultrafast broadband available (information via Ofcom).

Agents note: Please note there is a right of access for the neighbouring property (number 2) part way up the steps which provides access to their own area of patio separate to the garden owned by number 1.

What3words: ///recoup.ownership.constrain





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.



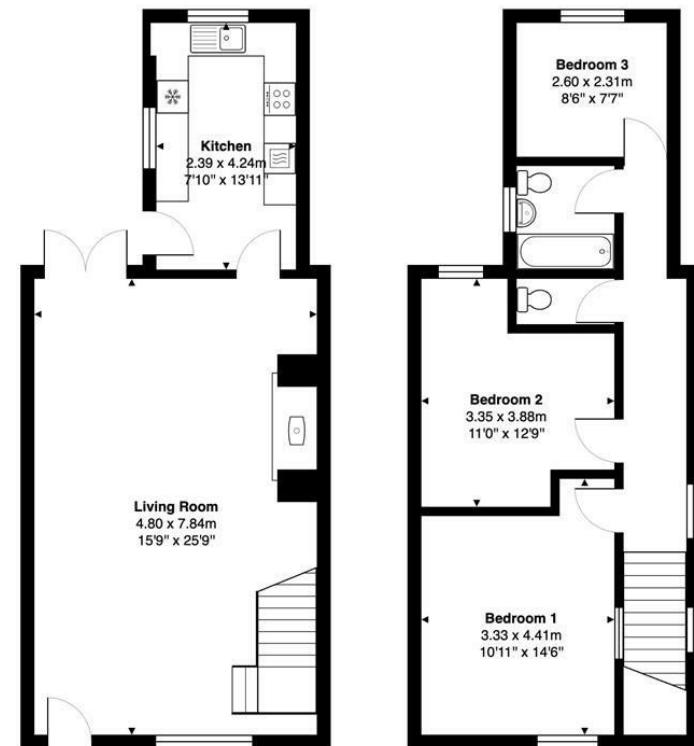
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-80) B		
(69-60) C	69	80
(55-48) D		
(39-34) E		
(21-18) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor
Area: 48.7 m² ... 524 ft²

First Floor
Area: 47.1 m² ... 507 ft²

Total Area: 95.8 m² ... 1031 ft²
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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