



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

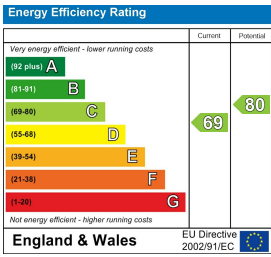








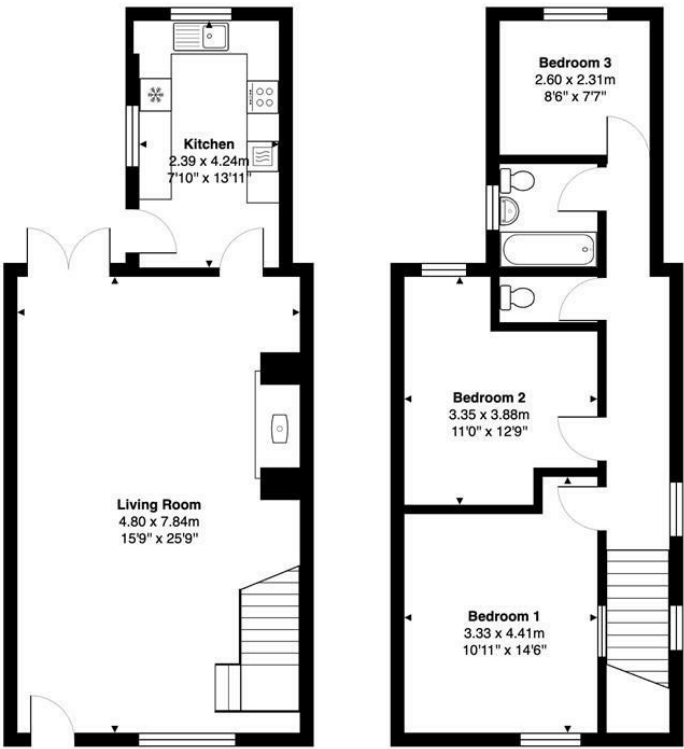
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**Ground Floor**  
Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>

**First Floor**  
Area: 47.1 m<sup>2</sup> ... 507 ft<sup>2</sup>

**Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>**

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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