



3 STREAMSIDE
2
GRAVEL COTTAGES

FORE STREET



HARRISON
LAVERS &
POTBURY'S

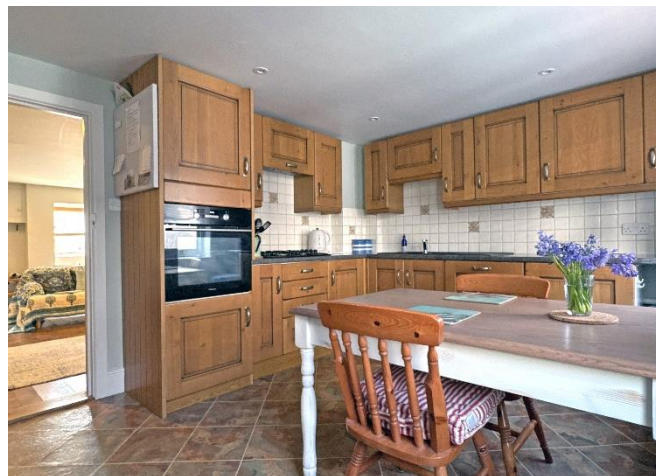
Streamside
2 Gravel Cottages
Fore Street
Beer
EX12 3JG

£325,000 FREEHOLD

A charming Grade II Listed cottage, situated in the heart of Beer just two hundred yards from the beach.

Offered for sale with no on-going chain, this attractive cottage is presented in excellent decorative order throughout. A stable door opens into a spacious sitting room featuring French oak floor boards and a modern inglenook fireplace (sealed). All internal doors are 'latch and brace' and again made of French oak. A connecting door from the sitting room leads to the kitchen/breakfast room that is fitted with a good range of units to include a built-in dishwasher, fridge, oven and gas hob. A door exits to the rear.

A door in the sitting room leads to stairs rising to the first floor with a coat cupboard beneath. On the first floor landing there is access to the loft space via a pull-down ladder. The main bedroom is a comfortable double room with a rear aspect window looking easterly and has a range of floor to ceiling built-in wardrobes, with a radiator. There is a second double or twin room with a window to the front aspect looking westerly over Fore Street. Lastly, there is a well appointed bathroom with a white suite along with a linen cupboard with radiator.





To the rear, a covered walk way, also used by the cottage's immediate neighbours, provides space for a table and two chairs. Opposite is a useful utility/store room, fitted with power, light, a sink, storage unit, space and plumbing for a washing machine, radiator and wall mounted gas boiler that fires central heating to the cottage. Adjoining the utility room is a separate WC, again with a radiator.

The cottage occupies a desirable position in the heart of this unspoilt East Devon village on the Jurassic coastline, just two hundred yards from the beach. Gravel Cottages are a row of five Grade II Listed cottages situated in a Conservation Area and within short walking distance of a good range of independent shops, village store, popular restaurants and public houses and of course the stunning pebble beach and seafront. Beer is around seven miles from Sidmouth, ten from Honiton and within twenty miles of Exeter.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of up to 1800 mbps. Outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

EPC: N/A - Grade II Listed

POSSESSION Vacant possession on completion.

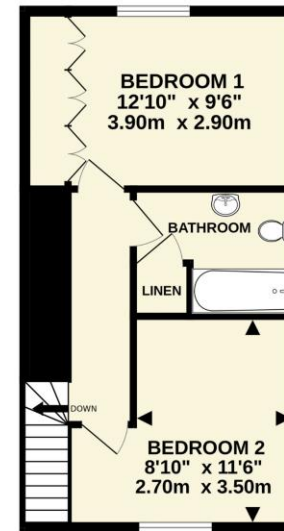
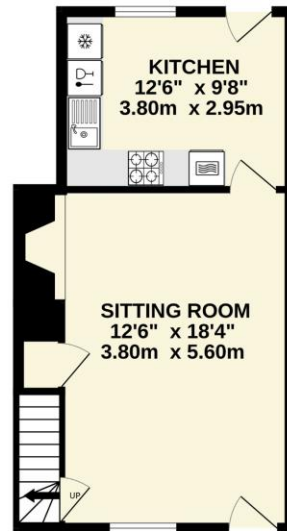
REF: DHS02524

VIEWING Strictly by appointment with the agents.





GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
Made with Metropix (2020)

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

