



HARRISON
LAVERS &
POTBURY'S

1st Floor Flat
Glenview, Fore Street,
Beer
EX12 3JJ

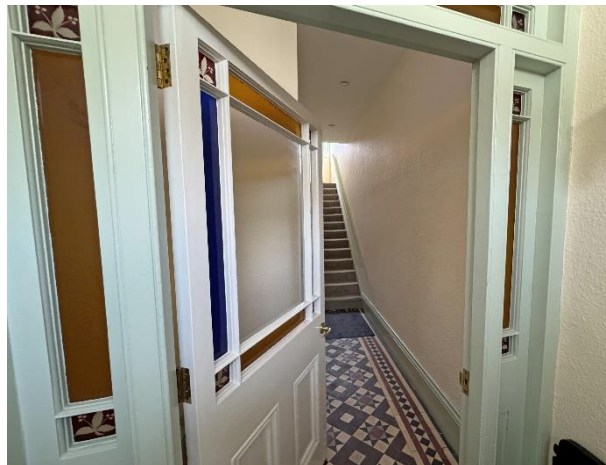
£225,000 LEASEHOLD

Situated in the heart of the picturesque village of Beer, a beautifully presented two bedroom flat.

This two bedroom flat forms part of a most attractive two storey house which benefits from having its own private entrance from Fore Street.

In more recent years the flat has been used as a very successful holiday let and is presented in excellent decorative order throughout, having modern electric heating and features sash windows including a large bay to the front elevation.

The private entrance from Fore Street opens into an entrance lobby with inner glazed door opening into the reception hall which has a most attractive Minton tiled floor and the stairs rising to the upper floor. To the front elevation and overlooking Fore Street is a spacious living/dining/kitchen which features a fireplace along with a wide bay window which provides a perfect dining space. The kitchen area offers a range of cupboards and worksurfaces, providing ample storage and there is a built-in electric oven, hob, cooker hood along with a freestanding washing machine and fridge.





The two bedrooms are comfortable double rooms enjoying a westerly aspect with sash windows and there is a separate shower room fitted with a modern white suite and having attractive fully tiled walls. The shower room comprises a large walk-in shower area with rainwater shower, WC with concealed cistern and vanity wash basin with cupboards below.

The flat occupies a desirable position in the heart of this unspoilt East Devon village on the Jurassic coastline, a short stroll from the beach. Beer offers an excellent range of independent shops, village store, popular restaurants, public houses and of course the stunning pebble beach and seafront. The coastal resort of Sidmouth is approximately seven miles away, Honiton with its mainline railway approximately ten miles and the cathedral city of Exeter is approximately twenty miles away.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 2008. Freehold is split between the two flat owners. We understand that the maintenance of the building is shared with the ground floor flat. The buildings insurance is £786.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds of up to 39 mbps. Mobile coverage is available from EE, O2 and Vodafone. Information provided by Ofcom.

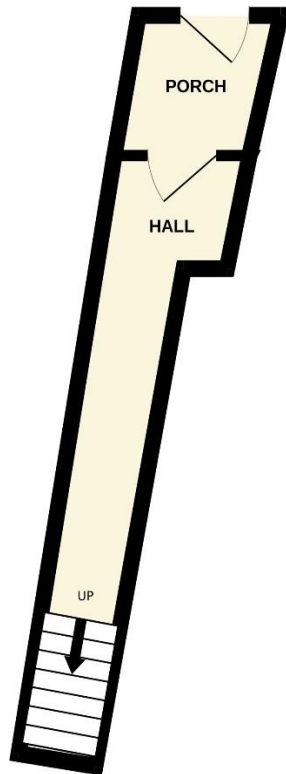
OUTGOINGS We are advised by East Devon District Council that the council tax band is A.



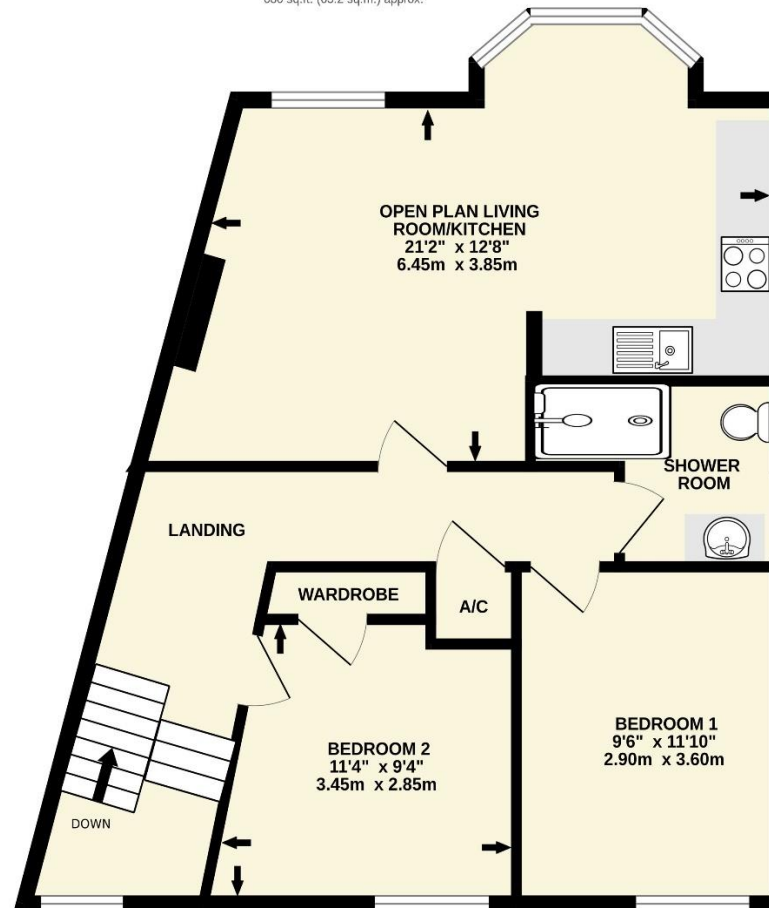
TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

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 ©2025

GROUND FLOOR
96 sq.ft. (8.9 sq.m.) approx.



FIRST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



EPC: E

POSSESSION Vacant possession on completion.

REF: DHS02553

VIEWING Strictly by appointment with the agents.

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

