



3 Eastcroft New Road, Beer, Seaton, Devon EX12 3HS

Stunning semi-detached house with sea views in elevated position of coastal village.

Beer Beach: 0.4 miles Colyton Grammar School: 2.5 miles

• Part Furnished • Kitchen/Breakfast Room • Two Sitting Rooms • Three Bedrooms (Master Ensuite) • Terraced Garden / Parking • Available Immediately • 6 / 12 months plus • Deposit: £1,846 • Council Tax Band: E • Tenant Fees Apply

£1,600 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Sliding doors from the front leads into

KITCHEN / BREAKFAST ROOM **18'11" x 9'4"**

Comprising range of white wall, base and drawer units, worksurface with inset stainless steel sink unit, 4 ring gas hob with extractor over, double electric oven, washing machine, slim line dishwasher, table and chairs, laminate wood floor.

Arch through to;

SNUG **13'4" x 8'9"**

With corner sofa, wood burning stove on slate hearth, radiator, television/telephone points and fitted carpet.

INNER HALL

With stairs rising, free standing fridge freezer, radiator and fitted carpet.

STAIRS AND LANDING

Stairs lead to first floor landing with glazed door to the side and fitted carpet.

Doors to;

SHOWER ROOM

White suite comprising corner shower cubicle, low level WC, wall hung vanity drawer unit with wash hand basin, heated towel rail and laminate floor.

BEDROOM TWO **12'5" x 10'11"**

Good sized double with bed, side tables, chest of drawers, radiator and fitted carpet.

SITTING ROOM **16'4" (9'2") x 19'8" (into bay)**

Bay to front with sea views, feature fireplace, alcove shelving, 2 sofas, bookcase, television and unit, radiator and fitted carpet.

BEDROOM THREE **13'7" x 8'9"**

Double with bay to front with sea views, double bed, dressing table, chest of drawers, alcove shelving, radiator and fitted carpet.

STAIRS TO LANDING

Stairs rise to landing with fitted carpet and door to;

MASTER BEDROOM **14'0" (10'8") x 19'5"**

Large dual aspect double with sea views, door to rear, built in wardrobe and storage cupboards, large double bed, side tables, radiator and fitted carpet.

Door to;

ENSUITE

White suite comprising bath, wall hung vanity drawer unit with wash hand basin, low level WC, heated towel rail, Velux window, sensor lights and laminate floor.

OUTSIDE

The property is accessed via a tree-lined driveway from New Road, leading to a gravel parking area.

The front is enclosed by picket fencing and a 5 bar gate which leads to a composite decked areas to the front and side of the property, Steps lead up to the side with storage area. A gravel and wooden stepped pathway leads up the side of the house with mature trees and shrubs which leads to the rear terrace.

The rear terrace comprises of two composite decked seating areas with views over the village and down to the coast.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas central heating & Wood burner

Ofcom predicted broadband services - Standard: Download 13 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE,



Three, O2 and Vodafone.
Local Authority: Council Tax Band E

SITUATION

Nestled along the World Heritage Jurassic Coast, in the East Devon National Landscape, Beer is a charming, unspoiled Devon fishing village with a rich history and recent named one of England's favourite villages. Its quarried stone, used in iconic structures like Exeter Cathedral and St Paul's Cathedral, has been used extensively in this amazing character home.

The village offers shops, restaurants, pubs, galleries, a primary school, and a sailing club. Scenic country and coastal walks, including the 80-mile South West Peninsula Coastal Path, offer stunning views of the ancient coastline.

Sidmouth, 8 miles west, is a larger coastal town with parks, shops, a cinema, and theatre. Exeter, 25 miles away, provides excellent shopping, a university, a rail link to London, and an international airport. Colyton Grammar School, one of the UK's top state schools, is just 4.5 miles away.

DIRECTIONS

From the centre of the village, head up the hill, continue up New Road after the tight right bend for about 300 yards where the driveway to East Croft will be found on your left-hand side before you go out of the village. Proceed up the drive and the property can be found on the right hand side with parking to the front.

What3Words: ///cuff.joyously.drifting

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, part furnished and is available Immediately. RENT: £1,600 exclusive of all charges. Where the let permits a pet the rent will be increased to £1,650 per month. DEPOSIT: £1,846 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with

the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children Considered. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

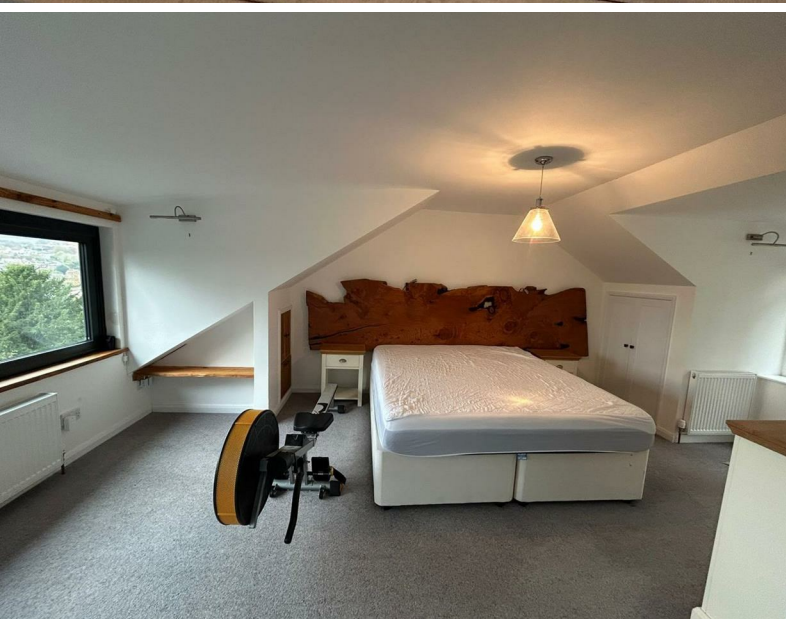
RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.pdf





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. Tenants 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.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	75
		EU Directive 	

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