



Symonds
& Sampson

4 Bluff Terrace

Townsend, Beer, Seaton, Devon

4 Bluff Terrace

Townsend
Beer
Seaton
Devon EX12 3NJ

Tucked away in a peaceful village, this home offers the best of country and coastal living with a real sense of community. Enjoy easy access to local village events, beautiful countryside walks, and nearby sea fishing.



- End Terraced House
- Gas Fired Central Heating
 - Double Glazed
 - Courtyard Garden
- Parking for One Car
- No Onward Chain

Guide Price £250,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Built in the early 2000's This attractive end-terrace, modern village house is situated in a peaceful, highly convenient location. The property is located within ten minutes' walk of the village centre and beach front.

ACCOMMODATION

A delightful modern end terraced house, enviably situated in the ever-popular coastal village of Beer offering the perfect blend of modern comfort and future potential. Offered to the market with no onward chain, it represents an exceptional opportunity for buyers looking for a good value home in one of Devons finest coastal villages.

A standout feature of this home is its versatile design. The property was uniquely engineered from the outset to allow for an easy loft conversion to create a third floor—a major benefit that provides fantastic scope to add significant value and space in the future (subject to local planning regulations and consents).

Internally, the ground floor comprises an entrance Hallway with a useful Cloakroom/WC, comfortable sitting room with sliding patio doors opening onto the rear courtyard, together with a side entrance lobby. The kitchen is fitted with an integral fridge freezer, dishwasher, oven and hob with an extractor over and space for a washing machine.

Upstairs are two double bedrooms and a family bathroom, featuring a bath with a shower over, low level W/C and wash hand basin.

OUTSIDE

Access to the parking and property is bordered by a stone wall with a pathway leading to the front door. The property enjoys a courtyard garden to the rear, providing an ideal space for relaxation and entertaining and a designated allocated parking space.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B.

SITUATION

Beer is a typical Devon fishing village, with a long and interesting history. It is nestled on the World Heritage coastline, also known as the Jurassic coast. It has local amenities including shops, inns, galleries, restaurants and the popular beach. Coastal walks can be enjoyed along a stretch of the Southwest coastal path. The nearby town of Seaton is a popular coastal resort on the Jurassic Coast, with its tourist tramway and mile-long pebbled beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, as well as two large

supermarkets. The stunning Regency town of Sidmouth is positioned 9 miles to the west of Beer and is renowned, for its long esplanade, pebble beaches, beautiful public gardens and coastal walks.

SERVICES

All mains services connected

DIRECTIONS

What3Words

///racks.fondest.skies

EDUCATION

Primary schooling at Colyton and Seaton. Good state secondary schooling at Axe Vale Academy and at the outstanding Colyton Grammar School.

MATERIAL INFORMATION

The property is located within an area with a very low risk of flooding by sea, river or surface water.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++	1-10		
A+	11-15		
A	16-20		
B	21-25		
C	26-30		
D	31-35		
E	36-40		
F	41-45		
G	46-50		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EC	107

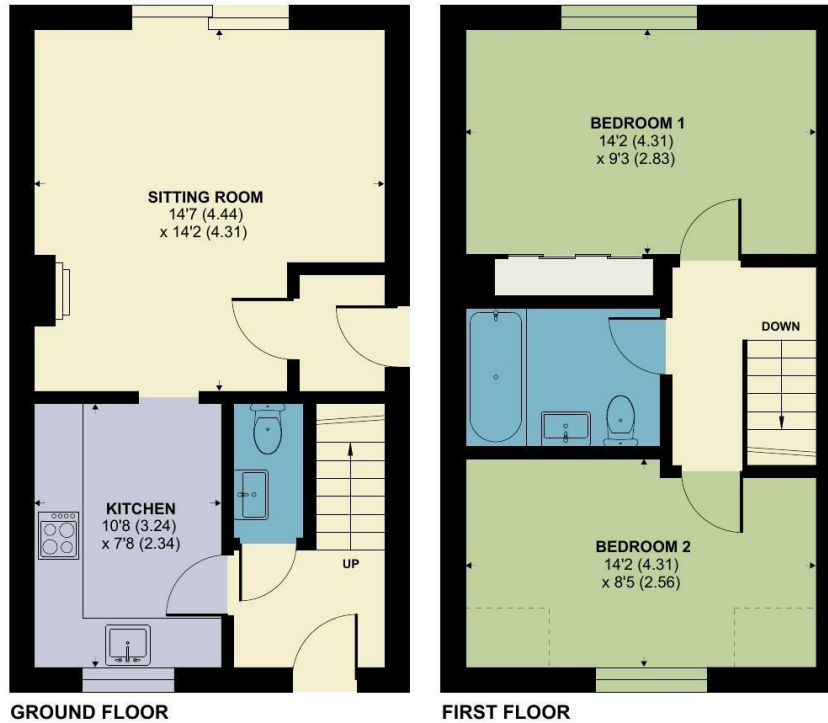
Bluff Terrace, Townsend, Beer, Seaton

Approximate Area = 710 sq ft / 65.9 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 726 sq ft / 67.3 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1524300



Axm/ACR/28.9.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT