



8 Southdown Close



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Beer, Seaton, EX12 3AN

What3Words: ///lawfully.essay.musical

Spacious detached house with triple garage in a sought after cul-de-sac position within Beer, enjoying far reaching countryside views

- Flexible family accommodation
- Living Room
- Master En-Suite
- Triple Garage and Home Studio/Office
- Freehold
- Five Bedrooms
- Kitchen/Dining Room
- Two Further Bathrooms
- Pleasant Gardens
- Council Tax Band F

Guide Price £850,000

SITUATION: Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village, within the East Devon National Landscape. It is famous for its quarried stone that has been used in many historic buildings such as Exeter Cathedral and St Pauls Cathedral. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club.

DESCRIPTION: A spacious detached house offering flexible accommodation with views across the surrounding countryside. The property includes a sitting room with plenty of natural light and far reaching rural views, together with a generous kitchen/dining room opening into a conservatory overlooking the garden. There are two ground floor bedrooms, one of which could be used as a study. On the first floor are three good sized bedrooms, all enjoying a pleasant outlook, including a principal bedroom with en suite shower room. The remaining bedrooms are served by a family bathroom.

OUTSIDE: The property benefits from ample parking together with three garages. The gardens are of a good size and arranged predominantly to lawn with established borders and patio seating areas, providing space for outdoor dining and entertaining. The rear garden enjoys a pleasant outlook across the surrounding countryside.

SERVICES: All mains services connected. Gas central heating. Superfast broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2026)





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. Purchasers 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.



Approximate Area = 2306 sq ft / 214.2 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Garage = 425 sq ft / 39.4 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 2913 sq ft / 270.4 sq m
 For identification only - Not to scale

Garage 1 / 2
 Garage: 5.09 x 2.74m / 16'8 x 9'
 Double Garage: 5.09 x 5.02m / 16'8 x 16'6

Outbuilding 1 / 2
 Office: 6.63 x 5.44m / 21'9 x 17'10
 Store

Ground Floor
 Kitchen / Breakfast Room: 6.07 x 6.03m / 19'11 x 19'9
 Dining / Bedroom 4: 3.53 x 3.03m / 11'7 x 9'11
 Study / Bedroom 5: 3.06 x 3.03m / 10' x 9'11
 Sitting Room: 7.36 x 5.80m / 24'2 x 19'

First Floor
 Bedroom 2: 6.07 x 4.86m / 19'11 x 15'11
 Bedroom 3: 6.17 x 3.06m / 20'3 x 10'
 Bedroom 1: 5.67 x 4.53m / 18'7 x 15'10
 Access to eaves

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1452350



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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