



## 2 Pioneer Cottages New Cut, Beer, EX12 3ND

Asking Price £220,000 Share of Freehold

- Refurbished two bedroom ground floor apartment
- Bathroom with shower over bath
- Electric heating
- NO ONWARD CHAIN
- Convenient village centre location short walk to beach
- Wood laminate flooring and curtains/blinds throughout
- Allocated parking for one vehicle
- Kitchen/Lounge/Dining area
- Sealed unit double glazing
- Ideal second home or investment property

# 2 Pioneer Cottages New Cut, Beer EX12 3ND

This is a refurbished, ground floor purpose built apartment occupying a highly convenient, village centre location just a few minutes walk from the popular beach. The property is presented to a high standard throughout whilst benefitting from sealed unit double glazing and electric heating. The contemporary accommodation briefly comprises an entrance hall leading to open plan living room/refitted kitchen, two bedrooms and white suite bathroom. Outside, to the rear of the development is an allocated parking space and bin storage area.

The property would make an ideal holiday apartment, investment purchase or indeed permanent residence.

NO ONWARD CHAIN



Council Tax Band: C



## **Entrance**

Front door to communal hallway leading to personal front door to apartment

## **Reception Hallway**

Storage cupboard. Doors leading to

## **Kitchen/Living Area**

16'4" x 14'9" (5 x 4.5)

Wood laminate flooring. Newly fitted kitchen area with integral four ring induction hob and oven. Space and plumbing for washing machine. Double glazed window. Aspect over the front of the property

## **Bedroom One**

13'1" x 9'6" (3.99 x 2.9)

Wood laminate flooring. White walls, ceiling and paintwork. Electric heater. Fitted wardrobe. Double glazed window. Aspect to the rear.

## **Bedroom Two**

9'11 x 8'5" (3.02m x 2.57m)

Wood laminate flooring. White walls, ceiling and paintwork. Electric heater. Aspect to the rear

## **Bathroom**

6'2" x 5'6" (1.9 x 1.7)

White suite with shower over bath. Low level WC, pedestal wash hand basin.

Wood laminate flooring. White walls, ceiling and paintwork. Heated towel rail. Obscure double glazed window.

## **OUTSIDE**

To the front of the property are communal lawned areas. To the rear is a residents parking area which includes one allocated space for number 2. There is also a bin storage area.

## **TENURE**

Share of Freehold (1/16th) and remainder of 999 year lease from 1982.

## **SERVICE CHARGE AND GROUND RENT**

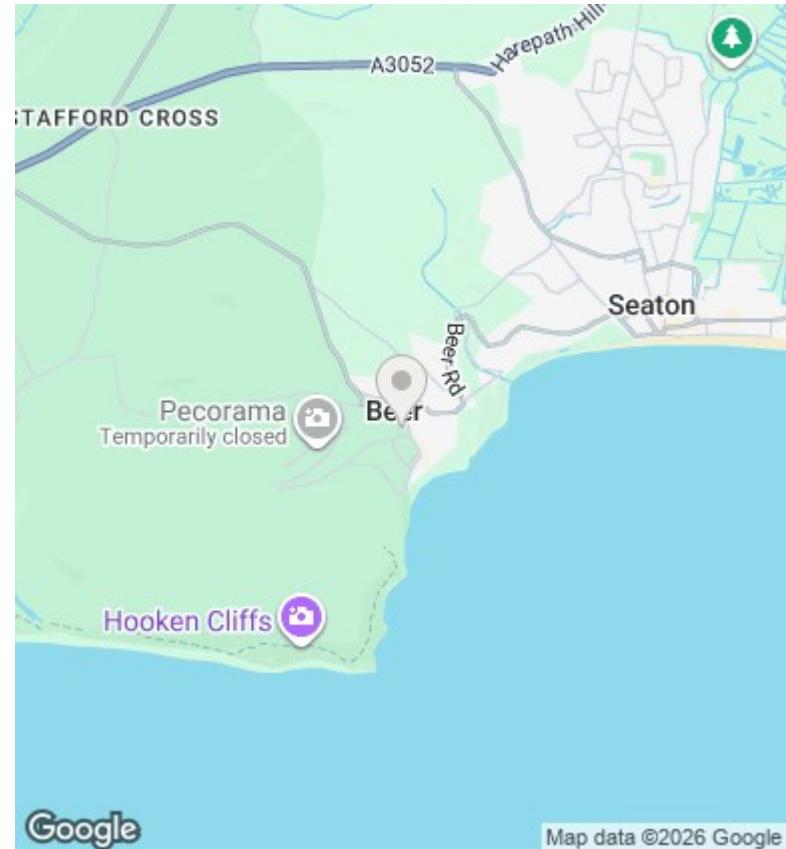
We are advised the Service Charge for the current year is £1800-payable twice yearly on the 1st April (£900) and 1st October (£900)

The Ground Rent we are advised is £10 per annum payable on 1st April .

## **BROADBAND AND MOBILE**

Standard and Superfast broadband connection available with predicted speeds upto 49 MBPS.

Mobile coverage is available from EE, O2 and Vodafone. Information provided by Ofcom.



## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		