



HARRISON
LAVERS &
POTBURY'S

6 Pioneer Cottages
New Cut
Beer
EX12 3ND

Guide Price
£225,000 LEASEHOLD

No ongoing chain – Located in the centre of this pretty East Devon village, a second floor two/three bedroom apartment with allocated parking space.

Pioneer Cottages is a purpose-built development of apartments, conveniently situated within almost level walk of all amenities which are just a 'stones-throw' away. Allocated parking spaces are situated to the rear of the development and there are small communal areas of garden which are very well maintained.

6 Pioneer Cottages is on the second floor and is one of 16 apartments – 6 being one of only two apartments that has a larger floor area and a third bedroom/Study.

On entering the flat, an entrance hall has the airing cupboard off and opens into the lounge/dining room which enjoys a west aspect having two windows. The adjoining kitchen has an east aspect, having a range of cupboards and worksurfaces, providing storage. Appliances include a built-in electric oven and hob, along with a freestanding washing machine, fridge and freezer. The two main bedrooms enjoy an east aspect, bedroom one having a built-in wardrobe and there is a separate bathroom comprising a bath with electric shower over, WC and pedestal wash basin.

A further room is accessed off the lounge/dining room which is currently used as a study/occasional third bedroom. This room offers potential to extend the lounge/dining room or the kitchen, subject to the usual permissions from the management company.





Some electric heaters are installed and the windows are uPVC double-glazed, however general modernisation is now required throughout. The property is being offered for sale with Vacant Possession however in more recent years has been successfully let on a short term AST.

Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village. Famous for its quarried stone that has been used in many historic buildings. Shopping facilities are excellent and include restaurants, public houses, post office, galleries, two churches, doctors' surgery and lovely pebble beach.

TENURE We are advised that the property is Leasehold, held on a term of 999 years from 1982. The freehold is shared equally between all flat owners.

SERVICE CHARGE & GROUND RENT. We are advised that the service charge for the current year is £1,900. Ground rent we are advised is £10 per annum, payable on 1 April. Service charges are liable to change, you should therefore check the position before making a commitment to purchase.

SERVICES Mains gas, electricity, water and drainage are connected.

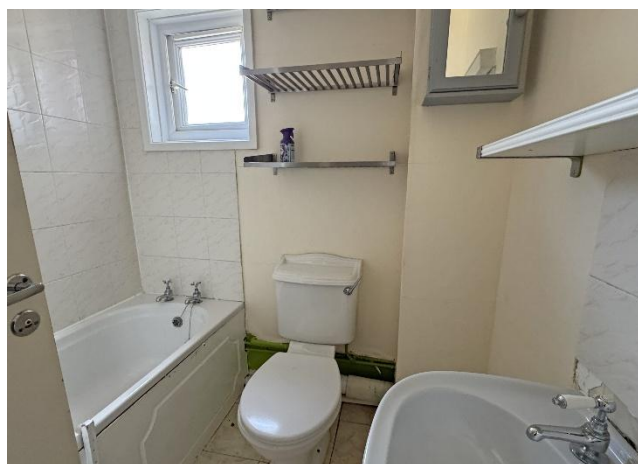
BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of 42 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – April 2026

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

EPC: D

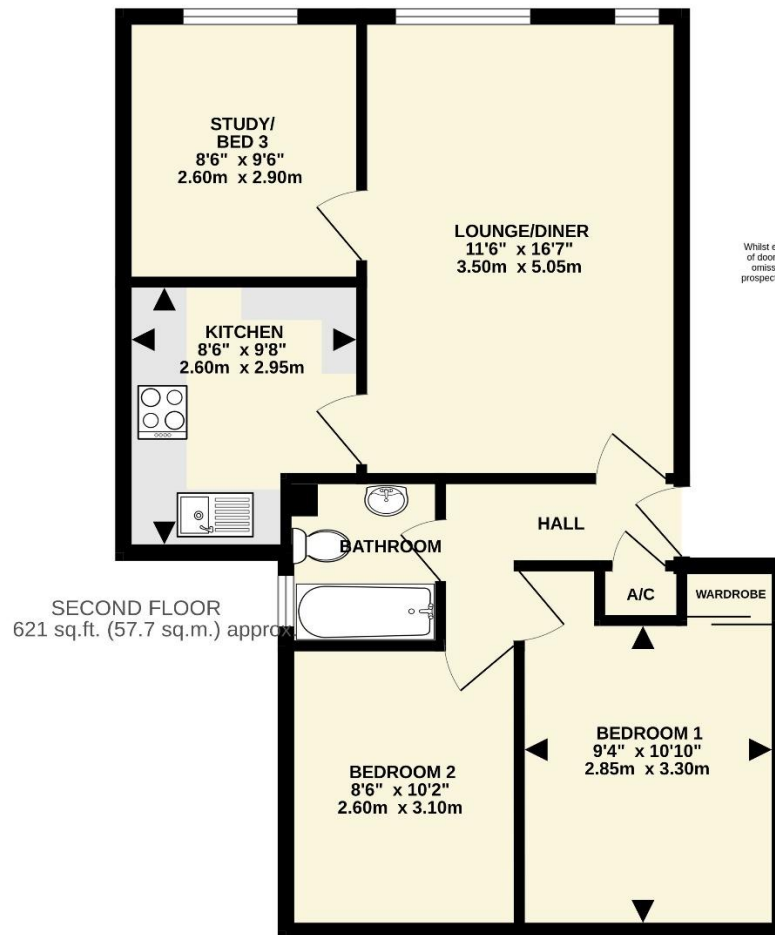
POSSESSION Vacant possession on completion.

REF: DHS02659



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.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.
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