



## 2 Rose Cottages, Beer, Devon, EX12 3EP

Asking Price £290,000 Freehold

- A delightful mid terrace cottage
- Two bedrooms
- Heating and sealed unit double glazing
- NO ONWARD CHAIN
- Highly convenient, peaceful village centre location
- Living room
- Used as a holiday let
- Ideal holiday home or investment property
- Kitchen and bathroom
- Level, sunny south facing rear garden

## 2 Rose Cottages, Beer EX12 3EP

This is an attractive, mid terrace stone & rendered cottage occupying a highly convenient, 'tucked away' location close to the village centre and a few minutes walk from the beach. The property has been owned by our client for approximately 30 years and has been utilised as a successful holiday let and second home.

The property is presented in good decorative order whilst benefitting from electric heating and sealed unit double glazing.

The accommodation briefly comprises a living room, dining area, south facing sun lounge, kitchen, utility area, two bedrooms and bathroom.

Outside, to the rear of the cottage is a level, easy to maintain south facing garden.

Parking is located a few minutes away in the village car park

NO ONWARD CHAIN



Council Tax Band: B



## **ENTRANCE**

Sealed unit front door to

## **HALLWAY**

Stairs rising to first floor, understairs storage, electric wall heater, door to

## **LIVING ROOM**

10'10" x 9'09" max (3.30m x 2.97m max)

Aspect over the front of the cottage, shelved cupboard, wall light points, TV point, electric wall heater, sealed unit double glazing, wall light points, arch to

## **DINING AREA**

9'09" x 9'02" (2.97m x 2.79m)

Shelved cupboard, electric wall heater, wall light points.

## **KITCHEN**

10'02" x 5'05" (3.10m x 1.65m)

Fitted with roll top work surfaces, drawer units, cupboard units, eye level wall units, single drainer sink unit, built in hob and oven, cupboard over. Space for fridge, exposed beam, tiled surrounds, door to lounge

## **SUN ROOM**

12'03" x 5'07" (3.73m x 1.70m)

South facing electric heater, sealed unit double glazing, door to outside.

Leading to

## **UTILITY AREA**

5'03" x 4'06" (1.60m x 1.37m)

Plumbing for automatic washing machine, fitted shelf.

## **FIRST FLOOR**

Hatch to loft space , doors leading to

## **BEDROOM ONE**

12'07" x 10'00" (3.84m x 3.05m)

Aspect over the front of the property with outlook across the village, , two sealed

unit double glazed windows, two electric heaters. Built in airing cupboard with cylinder and immersion heater.

## **BEDROOM TWO**

9'06" x 8'08" (2.90m x 2.64m)

Aspect over the rear of the property, electric heater.

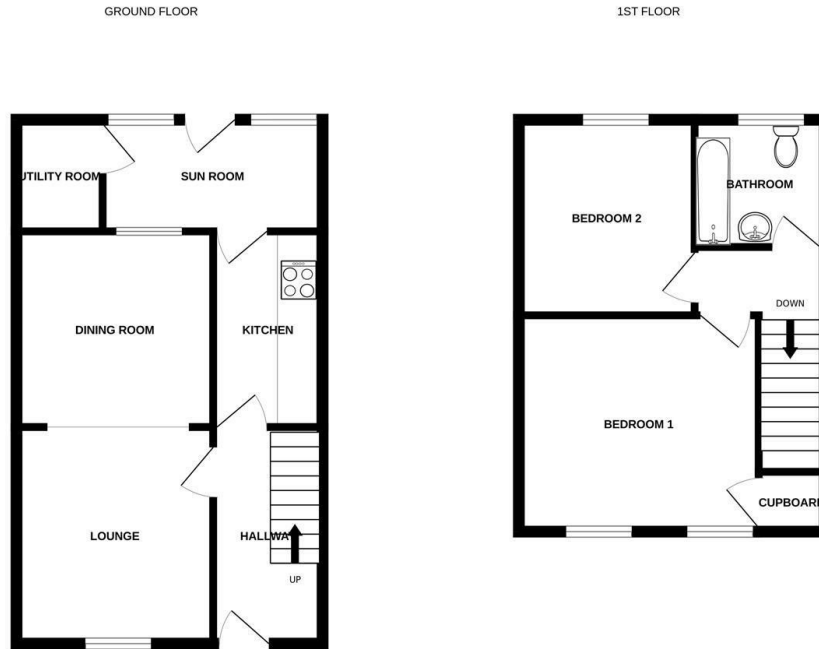
## **BATHROOM**

6'10" x 6'05" (2.08m x 1.96m)

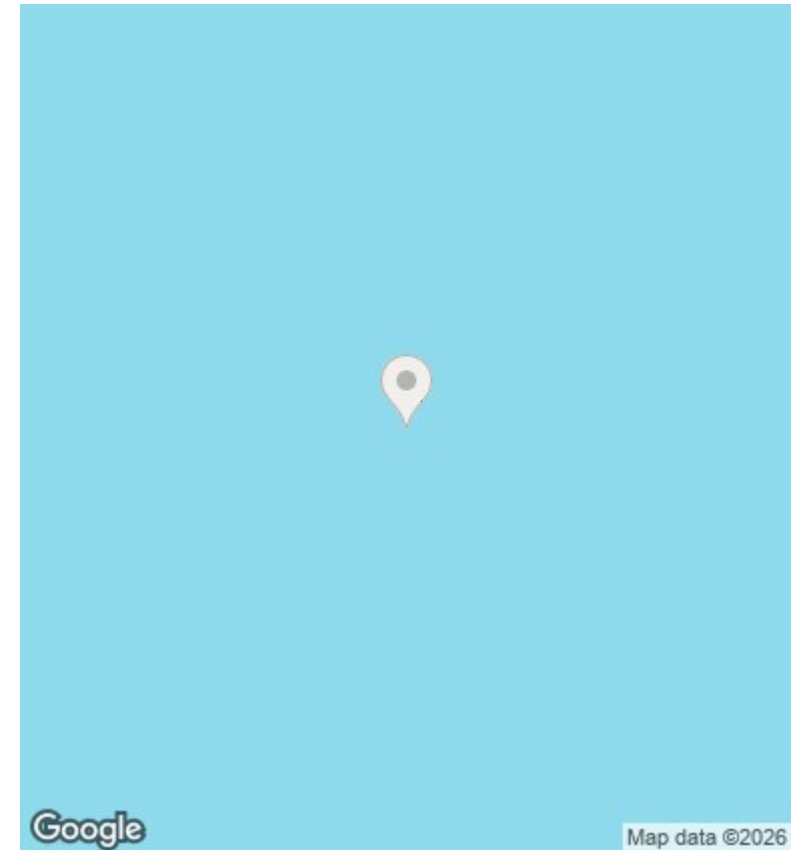
Fitted with white suite comprising,panelled bath with Mira shower, low level WC, pedestal wash hand basin, tiled surrounds, sealed unit double glazing and electric heater.

## **OUTSIDE**

To the rear of the property is an attractive enclosed, level, neatly presented south facing garden with patio area, collection of small trees, plants and shrubs. There is also a pedestrian right of way which runs across the rear of the properties in Rose Terrace including number 2. Car parking is available a few minutes walk away at the Beer Central Car Park with annual permits available (£132 per annum in 2026).



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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## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	