



Sandover



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The Meadows, Beer, EX12 3ES

Beer Beach 0.2 miles; Sidmouth 8 miles; Exeter 22 miles

A spacious semi detached house in a popular residential area of the fishing village of Beer with sea views

- Three Double Bedrooms
- Garage and Off Road Parking
- Close to Local Amenities and Schooling
- Council Tax Band E
- Sea Views
- Family Bathroom, En Suite and Downstairs Shower Room
- Freehold
- EPC D

Offers In Excess Of £550,000

## SITUATION

Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village. 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.

Some 8 miles to the west is the Regency town of Sidmouth with an extensive variety of shops including an out of town Waitrose. Exeter is approximately 22 miles to the west and has excellent shopping, sport and leisure facilities, international airport and a main line rail link to London (Paddington). Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.



## DESCRIPTION

Sandover is a 3-bedroom semi-detached property in Beer, Devon, offers stunning sea views and is constructed from brick with a tiled roof. Ideally located, it provides easy access to the village's amenities and the nearby beach, making it a perfect home for those seeking coastal living.

Downstairs is a generously sized living room and snug, complete with a cosy gas fire and bay windows. Trifold doors to the rear lead to a stone-chipped outdoor seating area—an ideal space for summer entertaining. The kitchen offers plenty of storage and counter space, along with a built-in oven/grill and separate hob. The kitchen opens up into a dining room, with bay windows to the front. Adjacent to the kitchen is a utility room with a sink, washing machine, and access to the rear garden. Additionally, the property features a convenient downstairs shower room.

Upstairs, there are three spacious double bedrooms, the master with its own ensuite shower room. The family bathroom, with Jack and Jill doors, provides easy access from both the landing and the second bedroom.

## OUTSIDE

To the front of the property, is a garage with lighting and power, along with off-road parking for two vehicles. Steps lead up to the front door, lawned area, as well as a patioed seating area located above the garage.

The rear garden is divided into multiple levels, featuring a mix of lawn, patio, artificial grass, and stone chipping areas. Additionally, the property includes a summer house/workshop with lighting and power, two sheds, and a greenhouse. On the third tier, a seating area offers lovely views of the sea and Beer Head.

## SERVICES

All mains services connected. Gas fire in lounge, back boiler supplies hot water and central heating. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)

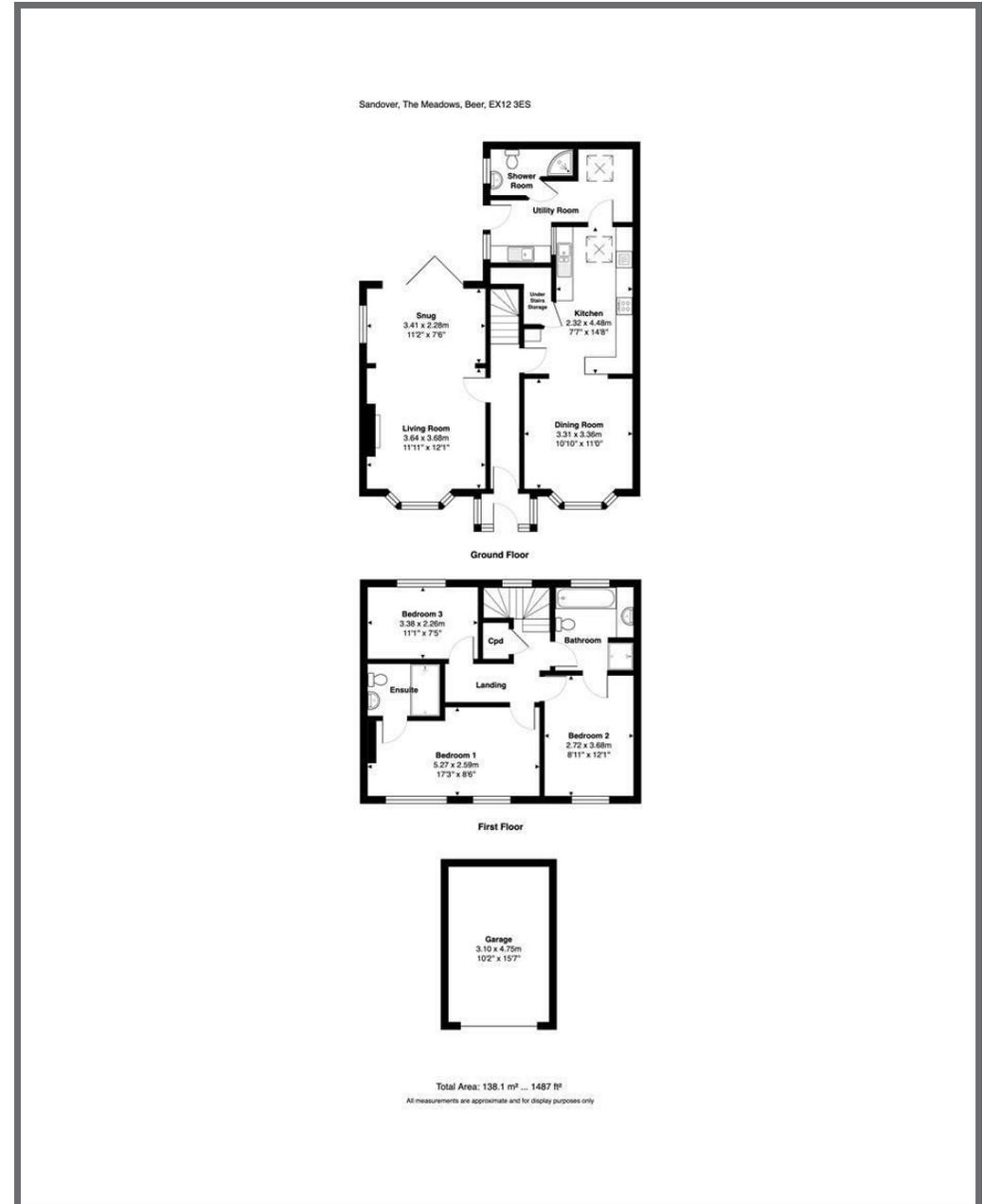
## DIRECTIONS

On entering the village of Beer, turn right before the Dolphin pub/Hotel onto Clapps Lane. Take the second turning on the left into The Meadows, and the property will be found after a short distance on the right hand side.

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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