



15 Park Road





# 15 Park Road

, Beer, EX12 3HJ

Sea Front: 0.5 miles Sidmouth: 8.8 miles Honiton: 10.7 miles

## Spacious Four Bedroom Property with Parking and Workshop

- Four Bedrooms
- Modern Kitchen
- Low Maintenance Gardens
- Freehold
- Sitting Room and Dining Room
- Bathroom and Separate Shower Room
- Parking
- Council Tax Band C

Guide Price £365,000

The village of Beer, set on the World Heritage-listed Jurassic Coast, is a classic unspoilt Devon fishing village. Its quarried stone was famously used in Exeter Cathedral and St Paul's Cathedral. Local amenities include restaurants, pubs, a post office, art galleries, two churches, a doctor's surgery, and a sailing club. About 8 miles west, Sidmouth offers more shops, including Waitrose. Exeter, 22 miles away, has extensive shopping, leisure facilities, an international airport, and a mainline rail link to London (Paddington). Colyton Grammar School, one of the UK's top mixed state schools, is around 4.5 miles away.

This well presented home offers versatile accommodation arranged over three floors, having had recent modern updates by the current owner. The ground floor comprises a sitting room with an attractive woodburner, and a separate dining room. To the rear, the stylish and contemporary kitchen is well equipped, complemented by a modern downstairs shower room. On the first floor, there are three well proportioned bedrooms and a modern family bathroom. The second floor features a tastefully converted attic, creating a spacious fourth bedroom with ample natural light.

To the front of the property, a private driveway provides parking for two vehicles. Steps rise to the main entrance, complemented by a low maintenance gravelled garden. To the rear, the garden benefits from external access via a right of way through Number 16's gate. Arranged over three well designed tiers for ease of maintenance, the final level features a shed/workshop, ideal for storage or hobbies.

Mains Electric, Water, Drainage and Gas. Gas fired central heating. EV charging point. Standard and Superfast broadband services are available. Mobile signal reception is generally good outdoors, with coverage from Three, O2, Vodafone, and EE, according to Ofcom.

There is a right of access via number 16's gate to gain access to the rear garden. The current owners have undertaken a series of quality upgrades, including a newly fitted kitchen, a modernised downstairs shower room, an updated upstairs bathroom, and the replacement of all windows throughout the property.

What 3 Words: ///summaries.overhear.crafts









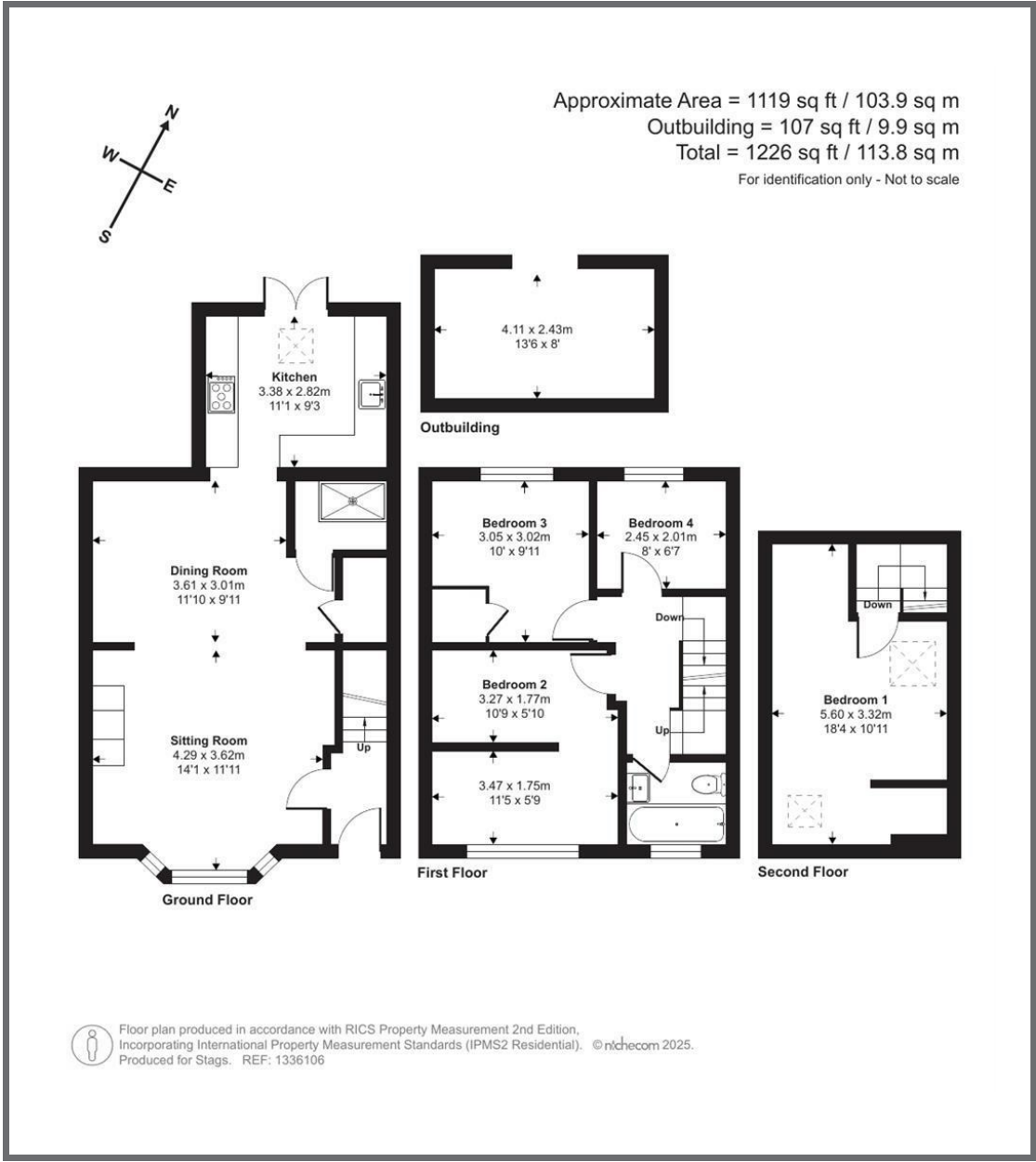
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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

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