



**STAGS**

3 Barnards Farm, Beer, Seaton, Devon,  
EX12 3NF

Ground floor 2 bedroom apartment in a select  
development for the over 55's.

Sea Front miles 0.3 miles; Honiton 10 miles; Exeter 23 miles;

- 2 Bedrooms, Bathroom • Living Room, Kitchen, • Entrance Porch • On Site manager and care alarm • Letting/2nd Home Potential • Easy access to High Street • Highly Prized Village Location • No Chain •

Offers in excess of £150,000

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## SITUATION

The property is conveniently situated within an exclusive development for the over 55's at the level top end of Beer's historic and bustling High Street within comfortable walking distance of the sea.

One of the jewels of the Jurassic Coastline, Beer is a historic fishing village nestled between the larger coastal towns of Seaton and Sidmouth. Its maritime heritage is still evident today and it supports a lively local community with an appealing range of facilities and conveniences along its picturesque streets including a small supermarket, post office, doctors surgery, church, restaurants, inns, social club and several independent shops.. Beer is regarded as a truly special place to live and remains an unspoilt haven with some fine period architecture and a charming sheltered beach. The nearby town of Seaton offers a wider choice of facilities and is easily reached by car or bus, whilst the towns of Honiton and Axminster both offer rail services to London Waterloo and Exeter.

Exeter to the West offers a comprehensive range of retail, leisure and cultural amenities, just outside of the city is an international airport.

## DESCRIPTION

Barnards Farm is a modern development of individual apartments in an attractive courtyard arrangement designed for the over 55's. There are 36 flats in total with an on site manager, community alarm and guest facilities. The property is approached under a pedestrian archway from Barnards Farm (a no through road) into a charming landscaped courtyard where the entrance porch to no. 3 will be found immediately on the left hand side. The double glazed entrance porch offers cloaks hanging space and has a secondary glazed door into the Living Room which spans the full depth of the apartment with PVCu double glazed windows to front and rear. Door open to an inner and to the Kitchen which is fitted with wood trimmed cupboard and drawer units with both gas and electric cooker points, space for upright fridge freezer and plumbing for a washing machine. The inner hall houses a range of built in storage cupboards, one housing a recently replaced gas fired combination boiler serving the hot water and central heating systems. Doors open to two bedrooms both overlooking the courtyard gardens and served by a separate bathroom with an electric shower over the bath.





## OUTSIDE

There are well maintained attractive and sheltered communal courtyard style gardens and the property is within comfortable walking distance of the sea front and pebble beach.

Parking is not allocated and is on a first come, first served basis.

## SERVICES

All mains services connected.

## TENURE

Leasehold. Built in 1987 the property is offered with the benefit of the remainder of a 125 year lease.

The maintenance charge is currently £180 pcm which includes buildings maintenance and insurance, provision of on site manager and guest suite facilities.

## VIEWING

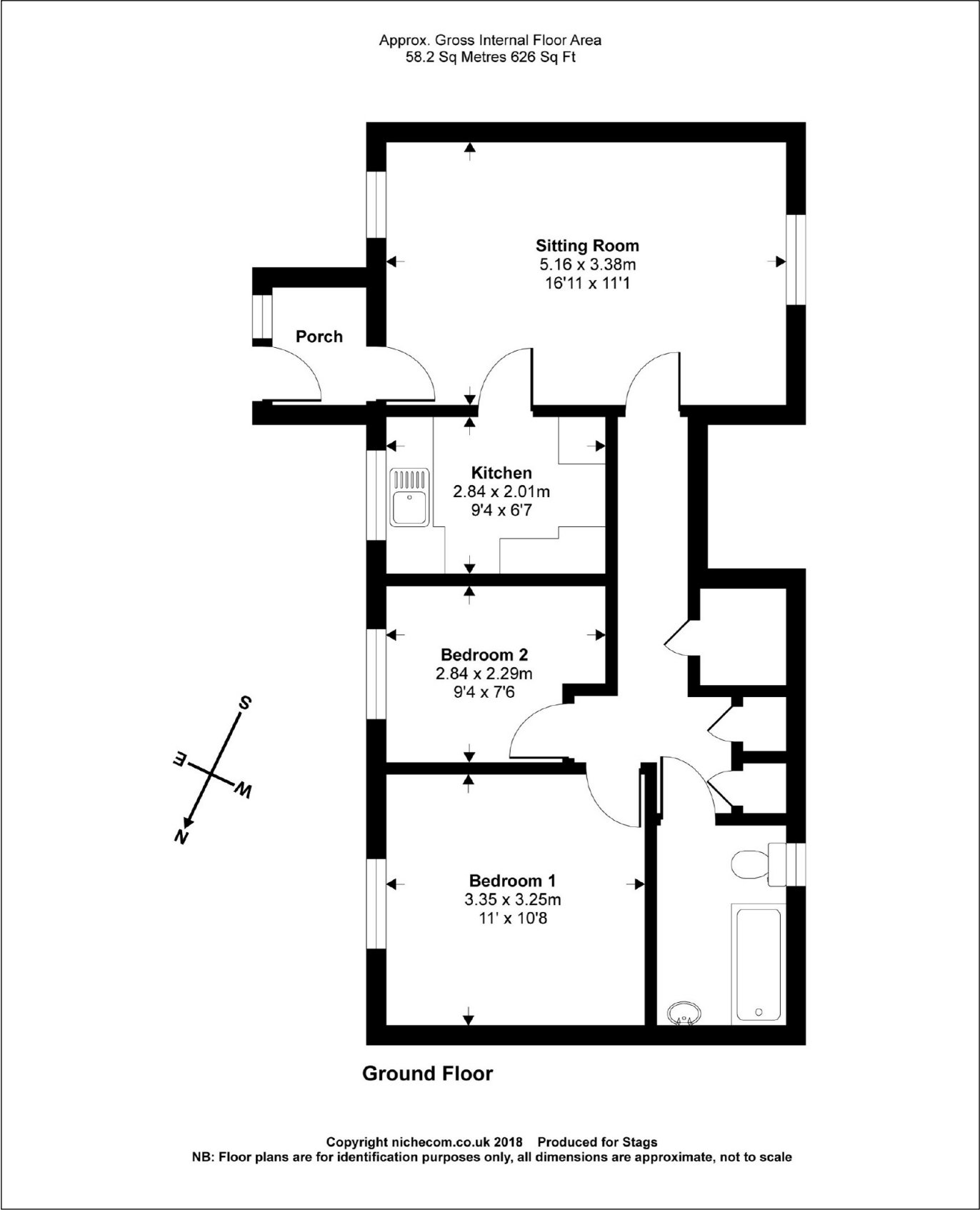
Strictly by appointment with Stags 01404 45885.

## DIRECTIONS

On the A3052 coast road at Hangmans Stone, turn south onto the B3174 to Beer and proceed down the hill towards the village. At the T junction at the bottom of Court Barton Hill turn right and follow the sweeping bend around to the left into The Causeway. The turning to Barnards Farm will be found a short way along on the left

hand side before reaching the High Street.





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