



3 The Old Club House

Berry Hill, Beer, Devon. EX12 3JP

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A well-appointed, newly built 2-bedroom house with sea views nestled in the heart of the village, just minutes from the beach

Guide Price £157,500 - £236,250

SITUATION

3 The Old Club House is located in the heart of the picturesque and highly desirable village of Beer, which in turn nestles on the World Heritage Jurassic Coast. Beer is a typical example of an unspoilt Devon fishing village and has a variety of shopping and recreational amenities such as restaurants, public houses, post office, galleries, primary school and sailing club. Glorious country and coastal walks are close at hand over the myriad of footpaths in the near vicinity which include the South West Peninsular Coastal Path from which there are stunning views over this dramatic stretch of coastline.

The Regency town of Sidmouth lies some 8 miles to the west and is one of East Devon's premier coastal resorts. It has beautiful parks and walks and has a variety of shops including a branch of Waitrose. It also has a cinema, theatre and range of sporting facilities.

The market town of Axminster lies about 9 miles away and has a main line rail link to London Waterloo. Exeter, the County Town, is approximately 23 miles distant with excellent shopping facilities, express rail link to London Paddington, international airport and M5 access. Colyton Grammar School, one of the country's top mixed state schools is also within easy reach about 4 miles away.

BACKGROUND

3 The Old Club House is an attractive semi-detached house which was completed in 2023. It is located on the site of the former Beer Social Club and was acquired by Beer Community Land Trust, with the support of EDDC and Homes England, with the view to develop the site to provide affordable housing to support the local area. Planning approval was granted for four houses and two apartments, and the sale of Number 3 offers a rare opportunity (just two of the four houses will be marketed for sale) to acquire an equity share of between 50% and 75% of the market value.



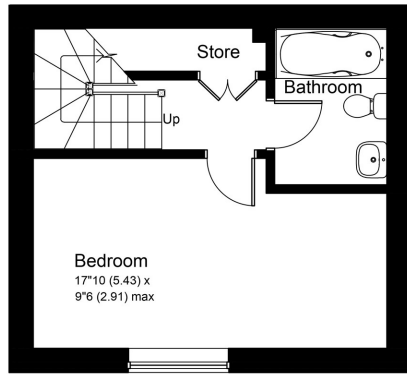


THE PROPERTY

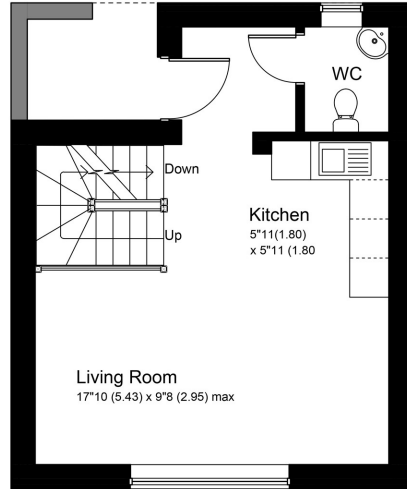
3 The Old Club House is of traditional construction with rendered elevations under a natural slate roof. It was designed with efficiency in mind and benefits from electric underfloor heating powered by and air source heat pump, as well as uPVC double glazed windows and high levels of insulation. It has accommodation arranged over three floors which is particularly light, having a south westerly orientation and with splendid views over the rooftops to St Michael's Church and the sea. To the ground floor there is a good sized living room with patio doors onto a Juliette balcony, a kitchen area with integral hob and oven, and a cloakroom. The wide staircase descends to the lower ground floor where there is a hallway with store cupboard, bathroom with shower above the bath and the second double bedroom. To the first floor is the superb semi-vaulted principal bedroom which has glorious views and a dressing room in which there is provision for an en-suite shower room.



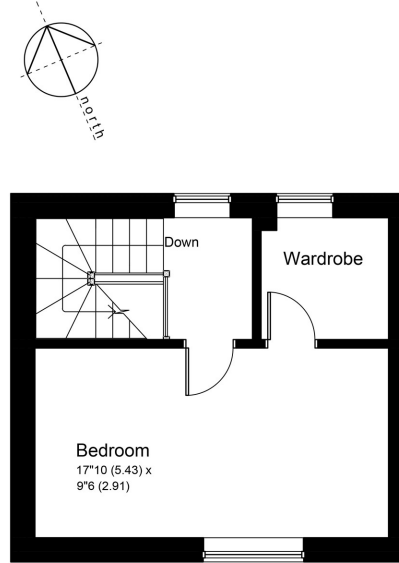
Plot 3



Lower Ground Floor



Ground Floor



First Floor

For identification purposes only.
Not to scale.

OUTSIDE

The property has one generous parking bay situated at the higher end of Berry Hill. To the rear of the properties is a communal gravelled garden and a covered storage area.

EQUITY SHARE & TERMS

The additional 50% - 25% equity share is held by Beer Community Land Trust for which there is an annual rent equivalent to 2.75% of the unpurchased value at the time of completion. There is also an option to up the share to a maximum of 80% in the future. Beer CLT has developed the houses to address local housing needs and as such allocations will be prioritised for buyers complying with the "local connections" criteria. Any purchaser must comply with the government regulations set out in the Capital Funding Guide, Affordable Housing Section (<https://www.gov.uk/guidance/capital-funding-guide/1-help-to-buy-shared-ownership#section-11>). Full details are available upon request.

The property is leasehold on a 125 year lease which commenced in 2023.

SERVICES

Mains electricity and drainage.
Air Source heating with underfloor heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

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