



**West View  
Beer  
Seaton  
Devon  
EX12**

**Offers in Excess of £348,000**

**bettermove**

# West View

## Seaton

Bettermove are proud to present this 3 bedroom terraced house in Beer, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout.

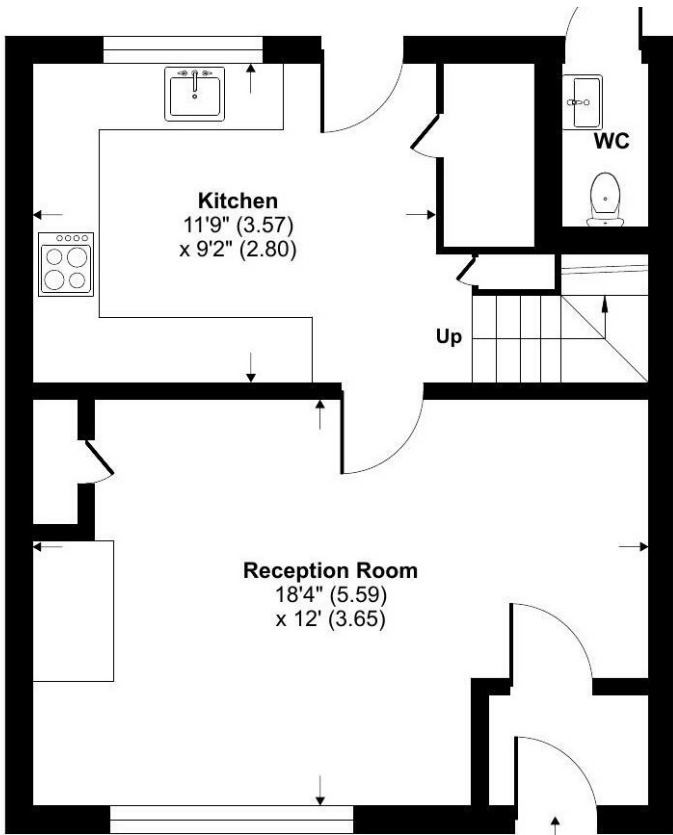
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, complete with parquet flooring, and fitted kitchen on the ground floor. The first floor consists of three double bedrooms, alongside the family bathroom. The exterior boasts an outdoor WC, and a private rear garden, with a garden shed, perfect for enjoying the summer months.

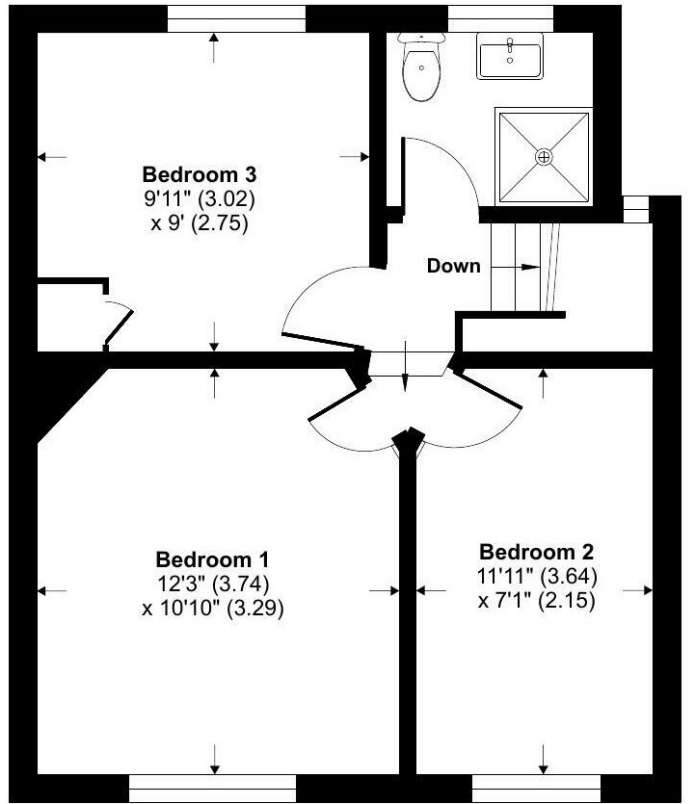
Located in the sought after coastal village of Beer, Seaton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Axminster Train Station, a variety of local bus routes, and quick access to the A35.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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