



Beach View

Boulmer

- Mid terraced two bedroom cottage
- Off street parking
- Main residence/Second home
- Well-presented accommodation
- Sea Views
- Open plan kitchen/dining

Guide Price: **£325,000**

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12 Beach View

Boulmer, Alnwick

Northumberland NE66 3BN

A fantastic location in the small coastal hamlet of Boulmer with an open aspect at the front facing towards the sea and less than 200 yards to the beach, making this a super main residence or second home.

Having been extensively refurbished by the current owners, the property presents a stylish but cosy cottage by the sea with contemporary fittings and some open plan living space. The stunning kitchen features a central island and is open to a living and dining area which is showcased under a spectacular open vaulted ceiling. A multi-fuel stove is the focal point in the spacious and central lounge which leads off to the two double bedrooms and contemporary shower room. Ample off-street parking is available on the block paved drive at the front of the cottage, and the low maintenance rear garden offers private space for outside entertaining and relaxing, as well as a summer house and log store.



KITCHEN 16' 3" x 10' 2" (4.95m x 3.10m)

Triple glazed window and doors to front | Tiled floor | Dual powered vertical radiator | Double glazed Velux windows | Fitted wall and base units | Silestone work surfaces | Undercounter 1.5 sink and drainer | Central island with integrated wine shelf | Zanussi induction hob with glass splashback | Electric Zanussi combination oven/air fryer | Integrated Zanussi combi microwave | Integrated dishwasher | Integrated washer/dryer | Integrated full size freezer | Integrated fridge



DINING AREA 8' 2" x 12' 11" (2.49m x 3.93m)

Triple glazed sliding doors to rear garden | Double glazed Velux window | Tiled floor | Antique style radiator | Access to roof space and ThermoStore

LOUNGE 16' 5" x 12' 6" (5.00m x 3.81m)

Triple glazed bay window | Multi-fuel stove on a slate tiled hearth | Electric radiator | Coving to ceiling

BEDROOM ONE 10' 3" max x 13' 1" max (3.12m max x 3.98m max)

Triple glazed windows | Electric radiator | Wet system radiator | Coving to ceiling

BEDROOM TWO 9' 9" x 12' 6" (2.97m x 3.81m)

Double glazed external door and window | Coving to ceiling | Electric radiator

SHOWER ROOM

Triple glazed frosted window | Walk-in double shower cubicle with wet wall panels and glass screen, mains shower with rain-head and handheld attachment | Wash hand basin with drawer unit | W.C. with concealed cistern | Dual power heated towel rail | UPVC panelled ceiling | Downlights | Vinyl tiled floor



EXTERNAL

Block paved front garden | Low maintenance gravelled rear garden with flower beds | Summerhouse with integrated shed, power and lighting | Log store | Wheelie bin store | Fenced boundary and gate access to the rear | External tap and power points to both front and rear of property

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric radiators and Multi-fuel stove to ThermoStove
Water: Immersion electric heater and Multi-fuel stove to ThermoStove
Broadband: ADSL and Fibre
Mobile Signal / Coverage Blackspot: No
Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Cannot be used as a holiday let

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

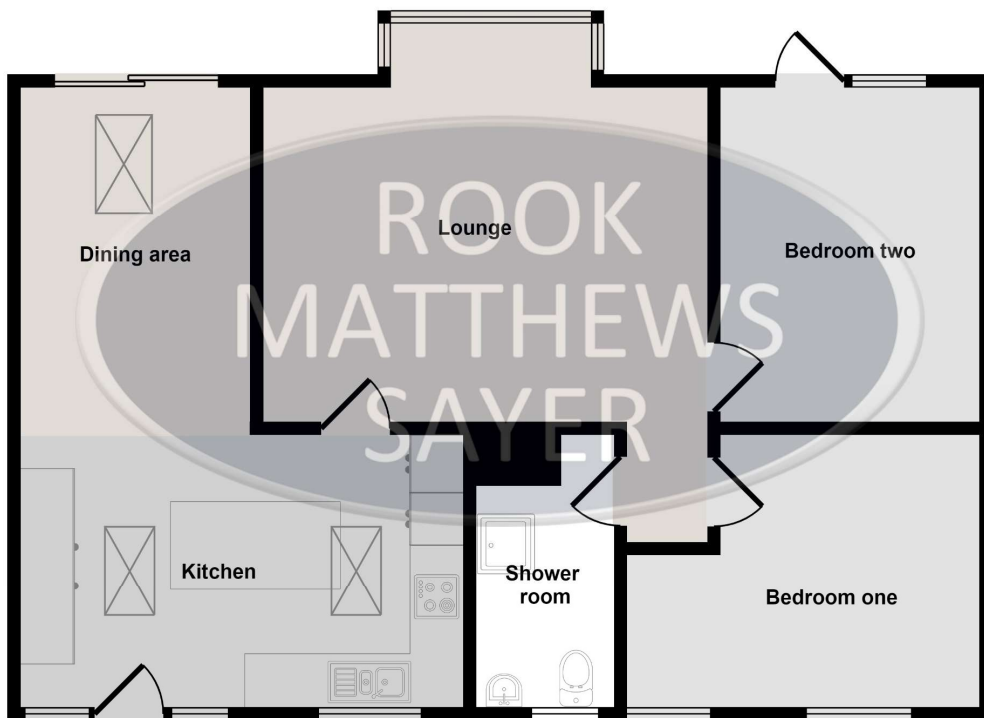
COUNCIL TAX BAND: B

EPC RATING: The existing rating is E (however, since this EPC was carried out there have been upgrades of Triple glazing, ThermoStore, and additional loft insulation)

AL008644/DM/RJ/17.04.2024/V3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





Floorplan

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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