



Devonworth Place

Blyth

Tucked away on the ever-popular Devonworth Place in Blyth, this beautifully renovated three-bedroom semi-detached home offers stylish, modern living in one of the area's most sought-after locations. The current owners have transformed the property to an exceptionally high standard throughout, creating a home that's both elegant and practical. From the moment you step into the welcoming entrance hall, the sense of space and quality is immediately apparent. The generously proportioned lounge and dining area is perfect for relaxing or entertaining, with a warm and inviting atmosphere that flows seamlessly into the newly fitted kitchen, which boasts integrated appliances. Designed with both form and function in mind, the kitchen is complemented by a handy utility area and a convenient downstairs WC. Upstairs, the property continues to impress with three well-appointed bedrooms and a stylish family bathroom, all finished to the same impeccable standard. Outside, the home is framed by front and rear gardens, ideal for family time, gardening or simply enjoying the outdoors. This is a wonderful opportunity to acquire a turnkey family home in a desirable location, offering comfort, style and space in equal measure. Early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£135,000

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ENTRANCE

UPVC partially glazed door

HALLWAY

Stairs to first floor landing and storage cupboard

CLOAKS/WC

Low level WC

LOUNGE/DINER 25'74 (7.80) x 12'71 (3.84) Maximum measurements include recess

Lounge through dining room, double radiator, electric fire and patio doors in the dining area leading to rear garden



KITCHEN

Double glazed window to the rear. Fitted with a range of wall, floor and drawer units with coordinating work surfaces, co-ordinating sink unit with drainer and mixer tap, built in electric double oven and electric induction hob, integrated dish washer, washing machine and freezer, extractor fan

UTILITY ROOM Minimum measurements exclude recess

UPVC door to the front of the property and separate WC



BATHROOM

Three piece suite comprising: panelled bath with over bath shower, glass screen and shower wall. Hand basin, low level WC, single radiator and double glazed window to the side

BEDROOM ONE 13'31 (4.04) x 10'95 (3.28)

Double glazed window to the front and single radiator

BEDROOM TWO 11'11 (3.63) x 9'04 (2.74)

Double glazed window to the rear, single radiator and built in cupboard

BEDROOM THREE 8'18 (2.46) x 5'68 (1.68) Minimum measurements exclude recess

Double glazed window, single radiator and built in cupboard



FRONT GARDEN

Laid mainly to lawn with some bushes and shrubs

REAR GARDEN

South West facing, low maintenance, laid mainly to artificial lawn and patio area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A

EPC RATING: A

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

