



Bowmere BOULMER

Situated within a quiet cul-de-sac in the small fishing village of Boulmer on the Northumberland coast is this super two bedroom detached bungalow available to buy with no upper chain.

Occupying a sizeable plot, the corner site has a side garden/patio area that takes advantage of the south and west aspect, providing a delightfully sunny and sheltered seating area. The spacious and bright living room is open to a dining area and has doors out to the side patio. Whilst there are two bedrooms, there is also the option to create a further one/two bedrooms by converting the garage and/or dining room into bedrooms (subject to building regs and planning etc).

The location is ideal for a buyer looking to be close to a beach and coastal walks, as well as the nearby villages of Lesbury and Longhoughton

Guide Price: £325,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



1 Bowmere, Boulmer Northumberland NE66 3DA

PORCH

Double glazed entrance door | Door to garage | Door to hall

HALL

Three storage cupboards | Electric storage heater | Doors to; shower room, lounge, dining room, kitchen, bedrooms one and two



LOUNGE 12' 9" x 14' 1" (3.88m x 4.29m)

Double glazed window | Double glazed French doors | Electric storage heaters | Arch to dining room

DINING ROOM 8' 9" x 7' 7" (2.66m x 2.31m)

Storage heater | Double glazed window | Door to hall

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window

BEDROOM TWO 9' 10" x 7' 0" (2.99m x 2.13m)

Double glazed window



KITCHEN 12' 11" x 8' 6" (3.93m x 2.59m)

Double glazed window | Double glazed exterior door | Door to hall | Tiled floor | Part tiled walls | Fitted kitchen units incorporating; Stainless steel sink | Space for electric cooker | Space for washing machine

SHOWER ROOM

Shower cubicle with wet wall panels and electric shower | Part tiled walls | Close coupled W.C | Pedestal wash hand basin



GARAGE 17' 3" x 8' 4" (5.25m x 2.54m)

Double glazed side window | Cold water tap | Up and over garage door | Light and power | loft access hatch to part boarded loft

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric night storage
Broadband: Not installed
Mobile Signal / Coverage Blackspot: No known issues
Parking: Garage

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: D

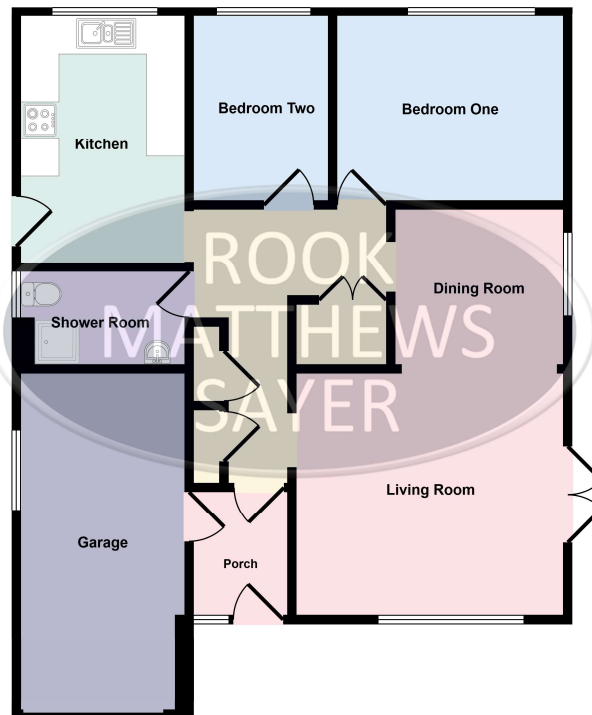
EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





Approx Gross Internal Area
86 sq m / 924 sq ft



Floorplan

VERSION 1

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.

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

