



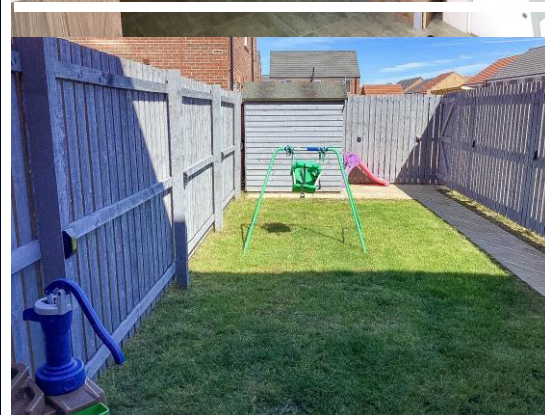
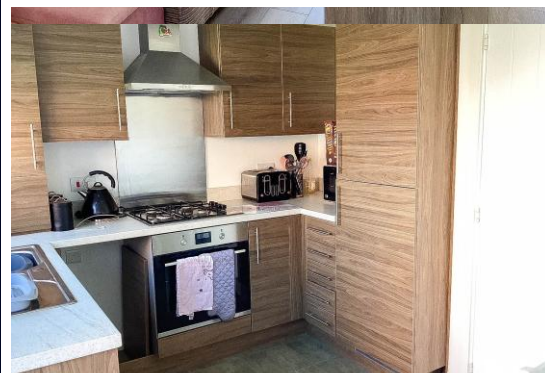
Fulmar Drive | Amble  
NE65 0FU

**£138,750 (75% share) or  
£185,000 (100%)**



**THREE DOUBLE BEDROOM THREE STOREY TOWNHOUSE  
REMAINDER OF HOUSE BUILDERS WARRANTY  
NEATLY PRESENTED AND SUPERB LIVING SPACE  
DRIVEWAY AND GARDENS**

ROOK  
MATTHEWS  
SAYER





Situated in an extremely popular residential location and within walking distances to all the shopping and leisure amenities of Amble town centre. This is an ideal location for young couples, families and retirees looking for a coastal home in a vibrant traditional harbour town with plenty of shopping and leisure amenities. The property is a three double bedroom three storey townhouse which is neatly presented and offers excellent and versatile modern living space benefitting from gas central heating, double glazing with enclosed parking and off road parking. Still under the builders warranty and currently a shared ownership any interested buyers can purchase a 75% share, asking price £138,750 with a rent of £150 per month, or the full 100%, asking price is £185,000.

The front entrance opens to a lobby and through to a good sized lounge. The inner hallway accesses the downstairs w.c., stairs to the first floor and a well appointed dining kitchen with French doors opening to the rear garden. From the first floor landing there are two equally generous double bedrooms and a bathroom. Stairs lead to the second floor landing and to the dual aspect bedroom which is spacious and can accommodate many different uses. Outside there is parking to the front and an enclosed lawned garden to the rear with a patio area which provides a lovely outdoor space to enjoy the warmer months of the year.

Amble attracts many buyers to the area due to its location on this glorious coastline and its amenities. There are shops, cafes and restaurants along the main street and Amble Harbour Village has retail pods, cafes and fish restaurants along with Little Shore Beach and Pier. There are boat trips from the Harbour to Coquet Island with sightings of puffins, roseate terns and grey seals and the Sunday market at the harbour is well worth a visit. There are schools for children of all ages and the transport links are frequent with bus services to Alnwick, Morpeth and beyond. The train station in Alnmouth provides trains to Edinburgh, Newcastle with connections further afield. Druridge Bay Country Park is just a short drive along the coastal road with its watersports lake, countryside walks and a fabulous wide sandy bay.

If you are looking for a modern coastal property within a town with character, community spirit and plenty of facilities then we would fully recommend an early viewing to appreciate the accommodation being offered.

#### ENTRANCE LOBBY

LOUNGE 14'2" (4.32m) max x 11'10" (3.61m) sloping ceilings to understairs

#### INNER HALL

DINING KITCHEN 11'9" (3.58m) x 8'3" (2.52m)

#### DOWNSTAIRS W.C.

#### LANDING

BEDROOM ONE 11'10" (3.61m) max x 10'5" (3.18m) max

BEDROOM TWO 11'10" (3.61m) max x 8'9" (2.67m) max

#### BATHROOM

#### SECOND FLOOR LANDING

BEDROOM THREE 25'6" (7.77m) max x 8'4" (2.54m) max sloping ceilings

#### DRIVEWAY

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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.

#### AGENTS NOTE

The property is being offered as a 75% share of ownership, however a buyer can purchase 100% of the property if they wish. The asking price being £185,000.

#### TENURE

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 75%

Rent Payable on Remaining Share: £150 per month

Service Charge: TBA

Any Other Charges/Obligations: TBA

#### COUNCIL TAX BAND: B

#### EPC RATING: B

AM0004675/LP/LP/02062025

**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.



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