



Beach View | Boulmer | NE66 3BN

**£235,000**

A semi-detached bungalow in a sought-after coastal location, eager to meet its new owners. Albeit in need of some TLC, this charming property is a perfect match if you are an investor, or a buyer in search of a main residence or second home by the sea.

Now on the market for sale, it's a wonderful opportunity to shape it into your dream home.

ROOK  
MATTHEWS  
SAYER



**Freehold semi-detached bungalow**

**Garage and driveway**

**Two double bedrooms**

**In need of updating**

**Open aspect at the front**

**Front and rear garden**

**No Chain**

**Coastal location**

**For any more information regarding the property please contact us today**

### **11 Beach View, Boulmer NE66 3BN**

Situated near to the coastal walk path, this house positively caters not just to your home needs, but also your lifestyle. The local area offers splendid walking and cycling routes, ideal for the outdoor lovers. Whether you're looking for a main residence or even a second home away from city's hustle, this property can offer exactly what you're searching for.

The well-proportioned reception room is positioned at the rear of the property and enjoys a west facing aspect with a large window overlooking the garden. Despite the need of renovation for most of the property, a number of improvements have been made including; a refitted kitchen, composite entrance door, UPVC double-glazed windows, and a new roof.

Offering additional secure parking or storage space, a single garage is attached and is also accessible internally from the kitchen, as well as the front up & over door and pedestrian door at the rear.

Experience the true potential that this property is brimming with. Come, see for yourself, this could be your new favourite project.

#### **HALL**

Double-glazed composite entrance door | Laminate flooring | Doors to; shower room, bedroom two and lounge

#### **LOUNGE 16'8" x 9'6" (5.08m x 2.89m)**

UPVC double-glazed window | Fire surround

#### **KITCHEN 10'6" x 7'5" (3.20m x 2.26m)**

UPVC double-glazed window | Fitted wall and base units incorporating single stainless-steel sink, space for electric cooker, washing machine and fridge freezer

#### **BEDROOM ONE 10'7" x 9'7" (3.22m x 2.92m)**

UPVC double-glazed window

#### **BEDROOM TWO 9'6" x 12'3" (2.89m x 3.73m)**

UPVC double-glazed window

#### **SHOWER / WET ROOM**

Double-glazed frosted window | Close-coupled W.C | Wash-hand basin | Electric shower | Tiled walls | Extractor fan | Wall mounted fan heater | Storage cupboards (upper cupboard housing the hot water tank)

#### **GARAGE 8'5" x 16'6" (2.56m x 5.03m)**

Up and over door | Store | Doors to rear garden and kitchen | Lighting and power

#### **FRONT GARDEN**

Laid mainly to lawn with planted borders | Drive leading to garage

#### **REAR GARDEN**

Laid mainly to lawn with fenced boundaries

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Broadband connection currently through BT, but unknown whether this is ASDL, Fibre to the cabinet or premises.

Mobile Signal Coverage Blackspot: Our client advises that there have been known reception issues with EE phone users.

Parking: Garage/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.

#### RESTRICTIONS AND RIGHTS

Our client has advised us that there are restrictions on property – these include; Running a business from the premises, purchase of the property restricted to residents already living in Northumberland, and permanent residence only.

#### 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: TBC



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# Floorplan Coming Soon



**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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