



Southmead | Amble
NE65 0WH

£225,000



TWO DOUBLE BEDROOM SEMI BUNGALOW

WALKING DISTANCE TO TOWN CENTRE

CONSERVATORY

EXCELLENT LIVING SPACE

ROOK
MATTHEWS
SAYER



Just a short walk from Amble town centre and Amble Harbour Village will bring you to this neatly presented and excellent size two double bedroom semi detached bungalow situated in a popular and highly regarded residential cul-de-sac of Southmead. The property offers superb accommodation and a perfect choice for the mature singles or couples and those retiring to the area. Benefitting from gas central heating and double glazing, there is also a driveway and generously sized garage. The kitchen and bathroom is a little dated and whilst a purchaser may want to change these, they are serviceable in the short term.

The bright and airy entrance hall leads to the spacious lounge with patio doors to the front as well and there is plenty of room for a table and chairs for eating and entertaining. The kitchen is well appointed with units and space for appliances with a courtesy door to the garage which leads to the conservatory. There are two double bedrooms, the main located to the rear of the property and the bathroom is fitted with a modern coloured suite. The conservatory is spacious offering a perfect place to sit, relax and enjoy the views across the rear garden.

Outside, the bungalow lies behind a lawn garden and the driveway provides off road parking for two vehicles and gives access to the garage with a roller shutter door. To the rear of the garage there is a utility area for a washer, dryer and freezer and a door into the conservatory. French doors open to the easy to maintain paved garden bordered by timber fencing affording privacy and an ideal place to sit and enjoy the warmer months of the year.

Amble is a thriving harbour town with plenty of shops, cafes and restaurants along the main shopping street and Amble Harbour Village has retail pods along with iLittle Shore Beach and Pier together with fish restaurants and coffee shops. The Sunday market is well worth a visit and a trip to Coquet Island with sightings of roseate terns, puffins, grey seals and dolphins on a lucky day

There are regular bus services to Alnwick and Morpeth with connections further afield and the local train station in Alnmouth provides trains to Edinburgh, Newcastle and beyond. Druridge Bay Country Park is just a short drive away with a glorious wide sandy bay, watersports lake and countryside walks and a stroll along the sand dunes will bring you to Low Hauxley, a pretty hamlet with a sandy bay overlooking Coquet Island.

Bungalows very rarely become available in Amble and we would recommend an early viewing to fully appreciate this delightful and attractive property being offered for sale. A cherished family home is now waiting for its new owner.

ENTRANCE HALL

LOUNGE 17' (5.18m) x 12' (3.66m)

KITCHEN 11'9" (3.58m) x 8'9" (2.67m)

CONSERVATORY 13'6" (4.12m) x 8'11" (2.72m)

BEDROOM ONE 12'7" (3.84m) x 12' (3.66m)

BEDROOM TWO 11'7" (3.53m) x 10' (3.05m)

BATHROOM

GARAGE 19'6" (5.94m) x 10'9" (3.28m)

DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

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: tba

AM0004638/LP/LP/08072025/V.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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