



Beaumont Court | Pegswood | NE61 6BF

Asking Price £103,833

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

If you feel you meet the criteria, please contact Rook Matthews Sayer and we will provide an application form that can be completed and sent to housing.proposals@northumberland.gov.uk.

ROOK
MATTHEWS
SAYER

**3****1****1****End Terraced Family Home****Modern Décor****Three Bedrooms****Fully Enclosed Rear Garden****Highly Requested Area****Private Driveway****Discount Market Value Property****Freehold**

For any more information regarding the property please contact us today

Situated in a popular residential estate within Pegswood, sits this three bedroomed terraced family home on Beaumont Court. Just two miles from the busy market town of Morpeth, the village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op. Sitting within a small cluster of homes, the property boasts a tremendous position with views of the nearby woodland. Internally the property has been finished with modern décor and is ready to move into!

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The property briefly comprises:- Entrance hallway, separate utility area which used to be the downstairs W.C and could easily be changed back to suit your needs. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views overlooking the green. Appliances include gas hob and electric oven. The lounge/diner is located to the rear and is extremely light and airy due to the large double patio doors, leading straight into the rear garden.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single, all of which have been finished with tasteful décor. The modern family bathroom has been fitted a shower, basin and W.C.

Externally to the front of the property, you have a few shrubs whilst to the rear, there is a fully enclosed garden and a private driveway for one car. There is additional on street parking available.

This could be a fantastic property for a first-time buyer or someone looking for a property within a highly requested village.

MEASUREMENTS

Kitchen: 13'34 x 7'85 (4.04m x 2.34m)

Lounge: 14'98 x 10'37 Max Points (4.50m x 3.12m Max Points)

Utility: 5'53 x 2'82 (1.65m x 0.81m)

Bedroom One: 12'48 x 8'46 (3.76m x 2.54m)

Bedroom Two: 11'25 x 8'46 (3.40m x 2.54m)

Bedroom Three: 6'75 x 7'81 (2.01m x 2.34m)

Bathroom: 6'75 x 6'00 (2.01m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway

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

EPC Rating: C

Council Tax Band: B

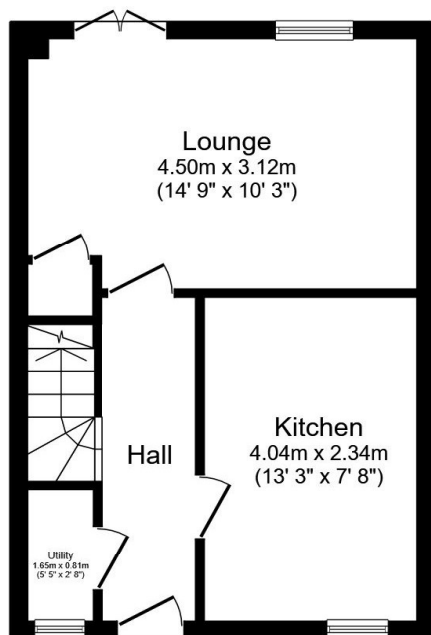
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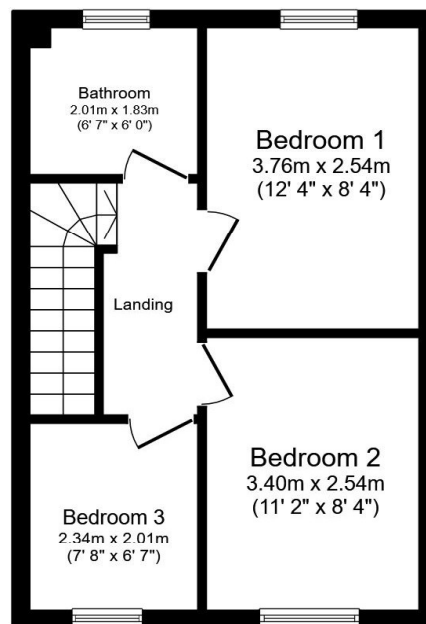
morpeth@rmsestateagents.co.uk

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Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)



First Floor
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 67.5 sq.m. (726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	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

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.

