



Southmead | Amble | NE65 0WH

Offers Over £350,000

A fabulous four-bedroom detached home located in the popular and highly regarded traditional harbour town of Amble and within walking distance to all the shops, cafes and restaurants, along with retail pods and cafes in the vibrant harbour area. The property is impeccably presented throughout and offers excellent living space for the young and growing family.

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DETACHED HOUSE

IMPECCABLY PRESENTED

FOUR BEDROOMS

WELL EQUIPPED DINING KITCHEN

**LOUNGE, SEPARATE DINING ROOM
& CONSERVATORY**

**SPACIOUS MAIN BEDROOM WITH
EN-SUITE SHOWER ROOM**

**WITHIN WALKING DISTANCE TO TOWN
CENTRE**

**LOVELY ENCLOSED GARDENS, DRIVEWAY
& GARAGE**

For any more information regarding the property please contact us today

18 Southmead, Amble, NE65 0WH

On entering the property, the hallway is welcoming with a staircase to the first-floor rooms and the convenience of a downstairs W.C. The lounge is bright and spacious and the addition of a multi fuel burning stove adds both warmth and character to the room. Double doors open to the dining room, a great place for entertaining and patio doors open into the conservatory overlooking the rear garden French doors to the side. There is a good size dining kitchen with plenty of space for a dining table which is ideal for everyday eating and is well equipped with a range of modern wall and base units, worktops and an integrated fridge freezer, gas hob with electric oven and extractor over along with a sink and drainer unit. The separate utility offers space for a washing machine and dryer with a courtesy door to the garage and door to the rear garden.

From the landing there are three double bedrooms and a good size single bedroom, the main bedroom has a lovely en-suite with walk in shower and vanity wash hand basin and W.C. with useful storage cupboards. The main family bathroom is modern with a walk-in shower, vanity wash hand basin with cupboard space and fully tiled walls and floor.

Outside, there is a lawned garden to the front with driveway and access to the garage with a roller shutter electric door, light and power and houses the gas central heating boiler. A side gated pathway leads to the rear garden which is lawned and bordered by timber fencing. The paved patio provides a fantastic outdoor space to sit and enjoy the warmer months of the year.

Amble is a characterful town with a huge community spirit. There is a small beach in the centre of the town with views across Coquet Island and from the harbour there are regular boat trips with sightings of grey seals, seabirds and dolphins. There are plenty of leisure amenities and schools for children of all ages. The bus service is regular, visiting the larger towns of Alnwick and Morpeth, with connections further afield and the station in Alnmouth provides a fast train service to Newcastle and Edinburgh and further services throughout the country. The main A1 lies close by, reaching out to the motorway networks to the north and south of the country.

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ENTRANCE HALL

LOUNGE

13' 10" x 11' 10" (4.21m x 3.60m)

DINING ROOM

11' 11" x 10' 2" (3.63m x 3.10m)

CONSERVATORY

9' 2" x 8' 5" (2.79m x 2.56m)

DINING KITCHEN

11' 11" x 10' 2" (3.63m x 3.10m)

UTILITY ROOM

7' 3" x 5' 11" (2.21m x 1.80m)

LANDING

BEDROOM ONE

17' 9" x 9' 11" (5.41m x 3.02m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13' 3" into door recess x 11' 9" (4.04m into door recess x 3.58m)

BEDROOM THREE

13' 3" into door recess x 12' 2" (4.04m into door recess x 3.71m)

BEDROOM FOUR

7' 2" x 7' 5" (2.18m x 2.26m)

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Multi Fuel Burning Stove

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this property is of timber frame construction.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Wide doorways

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: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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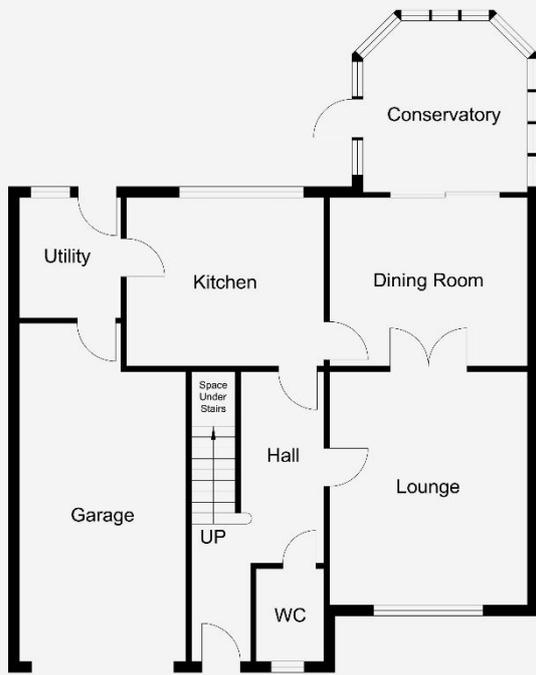


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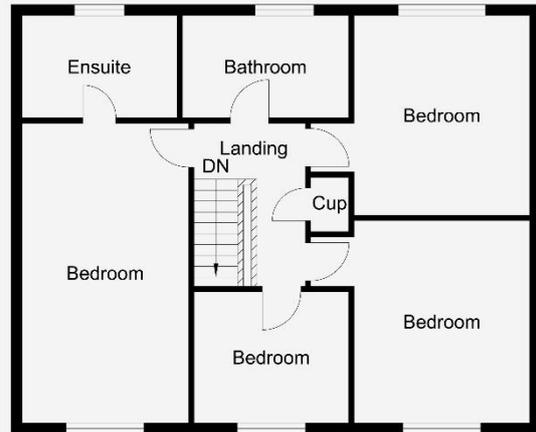
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Ground Floor



First Floor

18 Southmead

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

AL009475 VERSION 1

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.

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.



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