

West Close | Warkworth | NE65 0JZ

Fixed price £143,500

Affordable village bungalow with no onward chain!
This two-bedroom semi-detached bungalow in the sought-after village of Warkworth offers a fantastic 70% shared ownership opportunity. Featuring a conservatory, garage, sunny garden and driveway, ideal for those seeking comfortable single-storey living in a desirable coastal location.

RMS | Rook Matthews Sayer

X2 X1 X1

SEMI-DETACHED BUNGALOW **NO ONWARD CHAIN**

70% SHARED OWNERSHIP OPPORTUNITY **GARAGE**

DRIVEWAY **CONSERVATORY**

For any more information regarding the property please contact us today

Situated within the popular village of Warkworth, this two-bedroom semi-detached bungalow is offered for sale with no onward chain and a 70% shared ownership arrangement, presenting an affordable opportunity for buyers seeking single-storey living in a desirable location.

Whilst the property would benefit from a programme of updating and modernisation, it offers well-proportioned accommodation with a sensible layout centred around a welcoming entrance hall providing access to the majority of rooms. To the front of the property, the kitchen is fitted with a range of wall and base units and offers space for a small bistro table and chairs, making it an ideal spot for informal dining. The living room is positioned at the rear of the bungalow and benefits from access into the conservatory, which provides an additional reception area.

There are two bedrooms and a bathroom, all accessed from the central hallway, creating a practical and accessible layout throughout.

Externally, the property benefits from a driveway leading to the garage, with additional gravelled area to the side. The majority of the fenced garden lies to the side of the property and enjoys a sunny aspect, offering an attractive outdoor space that is mainly laid to lawn with surrounding shrubs and bushes. A useful external store is located at the front of the bungalow, while the garage also benefits from a rear access door for added convenience.

The property is heated via a gas-fired central heating system with radiators and represents an excellent opportunity for purchasers to create a comfortable home in a sought-after coastal village setting.

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ENTRANCE HALL
UPVC double-glazed entrance door, radiator, double door cupboard housing gas Worcester Combi boiler, loft access hatch, doors to: kitchen, living room, bedrooms, and bathroom.

KITCHEN 13'7 x 8'5
Fitted wall and base units incorporating: 1.5 stainless steel sink, space for electric cooker, space for washing machine, tiled splashbacks. Ceiling downlights, radiator, space for a small bistro table and chairs, UPVC double-glazed window.

LIVING ROOM 13'4 x 11'9
Double-glazed sliding patio doors to conservatory, radiator, coving to ceiling.

CONSERVATORY 10'10 x 6'6
UPVC double-glazed windows and door, electric power sockets.

BEDROOM ONE (REAR) 10'7 X 11'3
UPVC double-glazed window, radiator.

BEDROOM TWO (FRONT) 10'2 x 7'11
UPVC double-glazed window, radiator.

BATHROOM 8' x 5'10
Bath with electric shower over and tiled surround, pedestal wash-basin, close-coupled W.C., radiator, tiled floor, part-tiled walls, vanity light with shaver point, mirror door wall-mounted vanity cabinet.

EXTERNALLY
Lawn garden mainly to the side of the property with mature planted trees, bushes and shrubs with fenced boundaries and access to the front.

Small lawn front garden with a drive and gravel area to the side. External access store cupboard at the front of the property, and a garage to the side with up & over door and separate rear entrance, light and power sockets.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Unknown
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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note: Any potential buyer must complete a financial assessment and confirm their eligibility for the scheme. An application form must also be completed. See branch for more details.

RESTRICTIONS AND RIGHTS

The Leasehold for the Elderly Scheme is for people who are 55 years or over allowing them to purchase a 70% share in the property.

To qualify for Shared Ownership, applicants must meet specific eligibility criteria, including age, income and financial standing.

The key criteria are as follows:

- First-time buyer or non-homeowner: Applicants must not own another home. If they do own a property, they must have an offer before we can allow a full instruction.
- Income threshold: Annual household income must not exceed £80,000.
- Unable to purchase outright: Applicants must be unable to afford to buy a home suitable for their housing needs on the open market. Some flexibility is considered.

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TENURE
Leasehold. It is understood that this property is leasehold. 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. Length of Lease: A new 100 Year lease will be created.

Applicants must demonstrate that they are not in mortgage or rent arrears. Applicants must have a good credit history, with no significant adverse credit, bad debts or county court judgments, and must be able to afford the regular payments and costs involved in buying the home. To qualify, applicants must be purchasing the property as their only home.

Under the terms of the lease, the purchaser must not be buying the property in order to sublet it. This also applies where, for example, parents wish to purchase the property on behalf of their son or daughter, although a cash financial gift is allowed in order to pay for the property , the property must be registered and bought in the name of the person intending to live at the property.

CHARGES AND COSTS
The current monthly charges are as follows:
Administration £12.50
Buildings insurance £37.86
Service charge in sections £2.09 + £14.86 + £12.56
Total £79.87 per month payable to Karbon Homes

In the future when the owner at the time decides to sell the property, there will be a charge to rescind the existing lease, plus 1% of the sale proceeds.

The new purchaser is responsible for a new 100 year lease.

COUNCIL TAX BAND: B

EPC RATING: TBC

AL009870/DM/VG/10.11.2026/V.3

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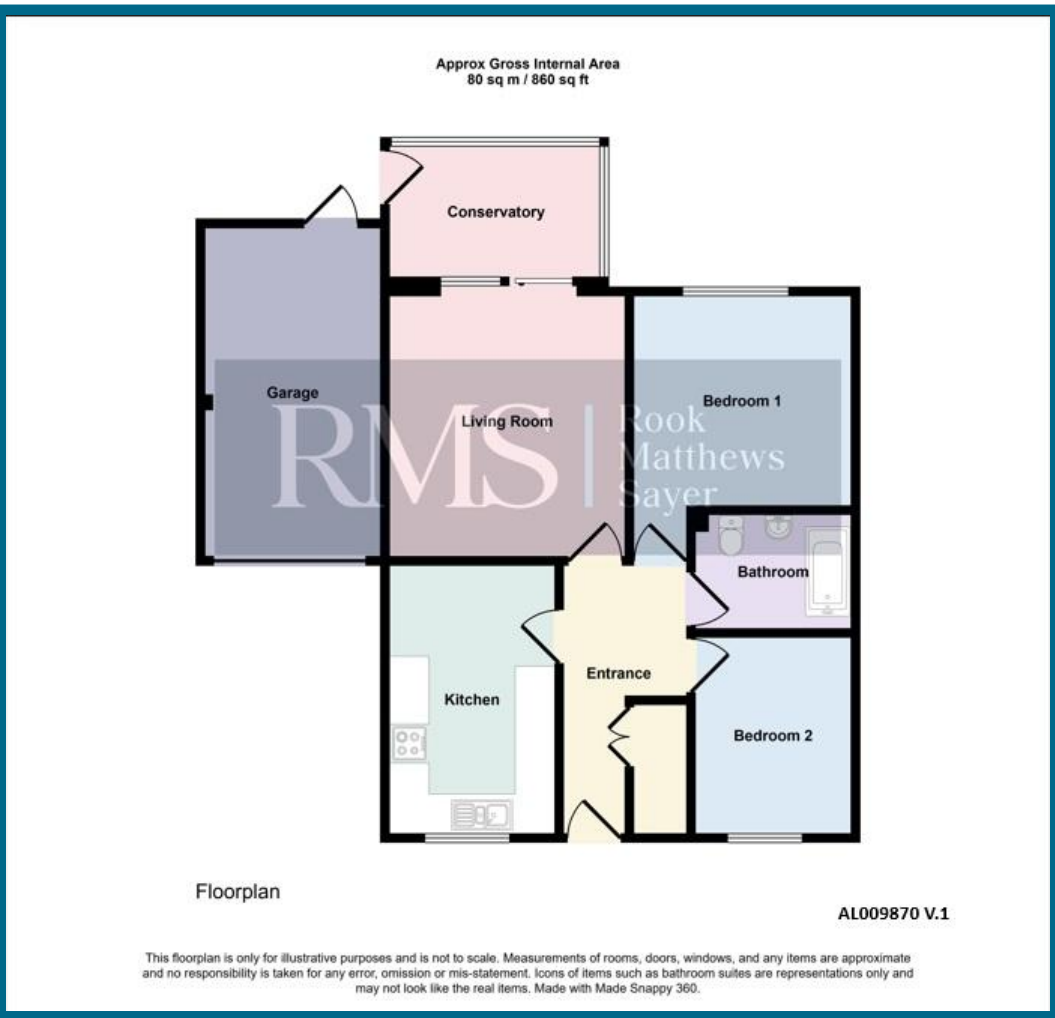


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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