



For Sale By Auction www.agentspropertyauction.com
LIVE ONLINE AUCTION 27TH MARCH 2024 OPTION 2

Ocean Drive Cottages

Beal

- Detached bungalow
- Double garage and drive
- Three bedrooms
- Spacious accommodation
- Ensuite to master bedroom
- Views over open countryside

Auction Guide Price: £425,000

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1 Ocean Drive Beal Berwick upon Tweed TD15 2PD

An impressive and spacious property with surrounding gardens, a double garage and drive, located in the small hamlet of Beal, just off the A1 in north Northumberland. The location is tucked away on a small quiet side road and is conveniently positioned for access to the A1 and enroute to Holy Island. The living space comprises a large open plan dining kitchen with doors out to the garden, and is open to the lounge. Both the kitchen and the lounge share the benefit of a double sided multi-fuel burning stove, although the house has a full oil central heating system. The generously sized bedrooms on the first floor have access to a main bathroom, although one bedroom has its own ensuite shower room. The property may ideally suit commuters to Berwick and the borders in the North, or Alnwick and Morpeth towards the South. This is also an ideal location for a second home for those that enjoy exploring the stunning Northumberland coast.

ENTRANCE HALL

Double glazed entrance door and windows | Tiled floor | Staircase to first floor | Understairs storage cupboard | Doors to garage, W.C., double doors to kitchen



KITCHEN/DINING ROOM 22'0 x 20'1 (6.71m x 6.10m)

Double glazed windows and door to garden | Dual aspect stone chimney breast with multi-fuel burning stove | Fitted wall and base units | Granite work surfaces with integrated sink and drainer | Electric Range cooker | Integrated dishwasher | Space for American fridge/freezer | Wine fridge | Downlights | Tiled floor | Underfloor heating | Wall lights

LOUNGE 22'0 x 12'10 (6.71m x 3.91m)

Double glazed windows | Underfloor heating | Dual aspect stone chimney breast with multi-fuel burning stove | Open to kitchen



FIRST FLOOR LANDING

Double glazed dormer window | Double glazed Velux window | Downlights

BATHROOM

Double glazed Velux window | Freestanding roll top bath | Fitted units with integrated W.C. and wash hand basin | Tiled splashbacks | Downlights | Chrome ladder heated towel rail

BEDROOM ONE 9'1 x 14'5 plus 6'6 x 6'9 (2.77m x 4.39m plus 1.88m x 2.06m)

L shaped room | Double glazed window | Dormer window | Double glazed Velux window

ENSUITE

Shower cubicle with wet walls and mains shower | Fitted units with integrated wash hand basin and W.C. | Tiled floor | Tiled splashbacks | Extractor fan | Chrome ladder heated towel rail

BEDROOM TWO 14'6 restricted head height x 18'6 max 12'9 min (4.42m restricted head height x 5.64m max 3.89m min)

Double glazed window | Double glazed Velux window | Double glazed dormer window | Radiator

BEDROOM THREE 14'8 x 14'5 (4.47m x 4.39m)

Double glazed window | Double glazed dormer window | Double glazed Velux window | Radiator | Loft access hatch

DOUBLE GARAGE 22'5 x 14'9 (6.83m x 4.50m)

Electric up and over door | Office space | Door to rear garden | Plumbing for washing machine | Hot water tank and boiler



EXTERNALLY

Block paved driveway to front leading to double garage | Lawned gardens to the sides and rear | Mature shrubs, trees and hedging

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: SEWERAGE TREATMENT PLANT
Heating: OIL FIRED
Parking: DOUBLE GARAGE AND DRIVEWAY PARKING

RESTRICTIONS AND RIGHTS

Shared private road – No cost incurred

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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 D | EPC RATING C

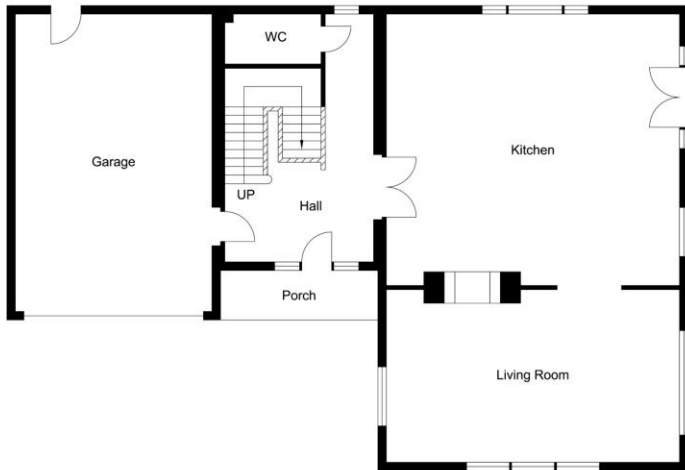
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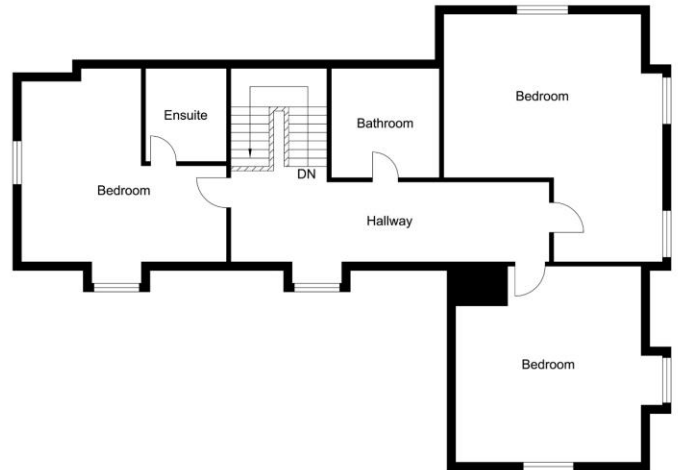
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

1 Ocean Drive Cottages

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.

Version 1

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