



Longstone Close Beadnell

- Semi-detached bungalow
- Two bedrooms
- Coastal village location
- Garage and driveway parking
- Front and rear gardens
- No chain

Guide Price: **£ 245,000**

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8 Longstone Close, Beadnell, Chathill, Northumberland NE67 5BS

The Northumberland coastal village of Beadnell is a popular location for second home owners and holiday let properties. This two bedroom semi-detached bungalow is situated on a quiet small development within walking distance to the shoreline on harbour road, and the sandy beach at Beadnell bay. It is currently used as a second home with occasional long-standing holiday let guests. As well as the two double bedrooms and living space, there is a generous size garage attached to the side of the property and a utility room at the rear. This provides fantastic storage space or the opportunity to extend the living space (subject to planning and building regs etc.). The rear garden enjoys a sunny south facing aspect and isn't overlooked. There is no upper chain, so a buyer can proceed without delay!

ENTRANCE HALL

Double glazed door with side lights | Electric storage heater

LOUNGE

12' 2" x 15' 7" (3.71m x 4.75m)

Double glazed window | Storage heater | Covings to ceiling | Ceiling rose | Feature fire surround with tiled hearth and inset and electric convector heater | Wall lights

KITCHEN

10' 1" x 7' 7" (3.07m x 2.31m)

Double glazed window | Fitted wall and base units | Stainless steel sink | Space for electric cooker | Space for under counter fridge | Part tiled walls | Storage cupboard | Door to garage

BEDROOM ONE

11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window | Covings to ceiling

BATHROOM

Double glazed window | Bath with electric shower over and glass screen | Pedestal wash hand basin | Close coupled W.C. | Shaver point | Wall mounted fan heater | Electric towel rail | Fully tiled walls and floor | Downlights

BEDROOM TWO

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window

GARAGE

12' 0" x 13' 6" (3.65m x 4.11m)

Up and over door | External door to garden | Door to utility | Cold water tap

UTILITY

6' 2" x 11' 11" (1.88m x 3.63m)

Double glazed windows | Space for washing machine

EXTERNAL

Lawned front garden and driveway leading to garage | Rear lawned garden with patio area and fence and hedge boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric storage heaters | Immersion heater for water

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway

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.

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: To follow

AL007129/DM/RJ/08.04.2024/V1



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 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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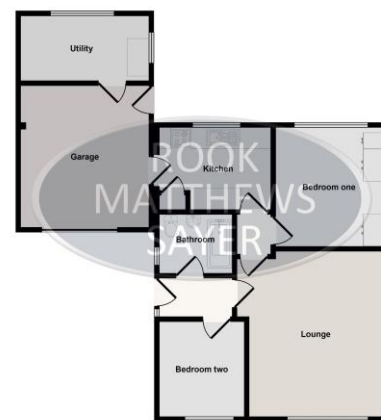
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INSERT EPC



Floorplan

Version 1

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