



75 Longstone Park

Beadnell

Located in the popular Northumberland Village of Beadnell in Northumberland, this super bungalow is an ideal coastal retreat or holiday let investment and is available to buy with no chain.

Beadnell is an ideal location close to the beach and with easy access to the nearby villages of Seahouses and Bamburgh, as well as transport links to the A1 and the larger towns of Alnwick and Berwick. The property has been updated with a modern shower room and kitchen, but features some clever upgrades that make effective use of the floor space. In both the lounge and the bedroom, the owners have installed fold-away or 'pull down' beds consisting of; a king-size bed in the lounge, and two adult single bunk-beds in the bedroom, therefore maximising the occupancy of the property. The conservatory is a great addition for extra seating space and a particularly pleasant feature is that there is an open green space next to the bungalow, providing an open aspect to the side elevation. The property faces West, so it gets the sun on the conservatory and lounge window. An allocated parking bay is located separately nearby. Inside there is a hall, lounge, bedroom, kitchen, and shower room.

A super bolthole by the sea.

Guide Price **£169,950**

ROOK
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SAYER

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Beadnell NE67 5BP

CONSERVATORY 12' 0" x 7' 6" (3.65m x 2.28m)

Double Glazed Windows and door

LOUNGE 15' 2" x 10' 10" (4.62m x 3.30m)

Double glazed window to two sides | Electric stove effect convection heater | King size pull-down bed | Electric heater



KITCHEN 9' 3" x 6' 1" (2.82m x 1.85m)

Fitted wall and base units | Electric hob and oven | Stainless steel sink | Space for washing machine | Space for slim line dishwasher | Loft access hatch

INNER LOBBY

Cupboard | Electric meter and fuse box

SHOWER ROOM

Double wet wall shower cubicle | Electric shower | Fitted cabinets | Integrated Wash hand basin | W.C. | Chrome ladder style heated radiator | Extractor fan | Part tiled walls



BEDROOM 8' 11" x 8' 9" (2.72m x 2.66m)

Pull down bunks | Double glazed window | Electric storage heater



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric / Night Storage

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking in parking bay

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.

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.

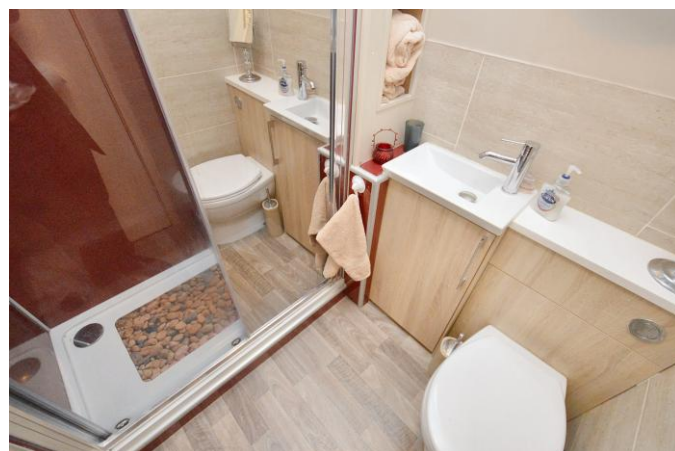
TENURE

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: A

EPC RATING: Currently being prepared

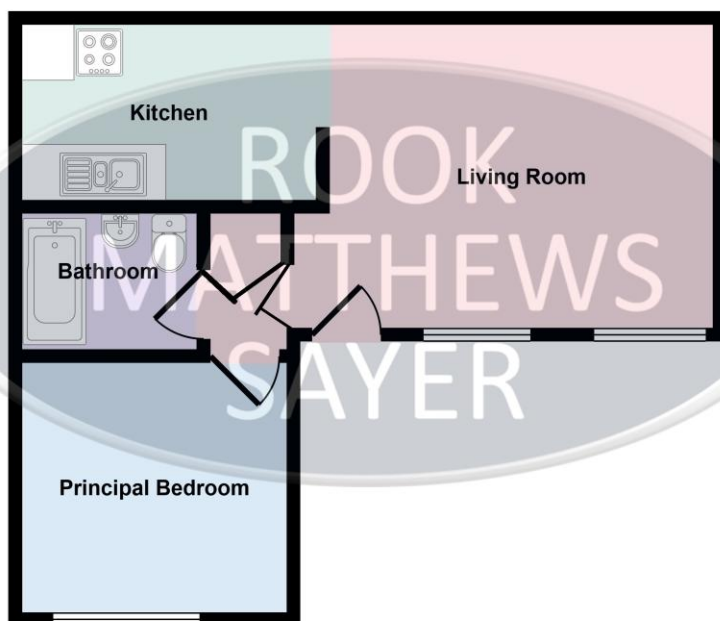
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Approx Gross Internal Area
33 sq m / 352 sq ft

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Floorplan

Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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.

16 Branches across the North-East

