



Bay Wynd | Cambois | NE24 1SJ

£180,000



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ROOK
MATTHEWS
SAYER

Charming Three Bedroom

Mains, Water, Sewage

Seaside Location, Opposite the Beach

Freehold, Council Tax Band

Front and Rear Gardens

Gas Heating, Fibre to Premises Broadband

Garage and Off Street Parking For Multiple Cars

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

DOWNSTAIRS CLOAKS/W.C.: low level w.c, hand basin and single radiator.

LOUNGE: (front): 10'41 x 15'19, (3.17m x 4.62m), double glazed window to front, and double radiator.

KITCHEN/DINING ROOM: (rear): 13'56 x 10'72, (4.13m x 3.26m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, plumbed area for washing machine and double glazed door to rear garden.

FAMILY BATHROOM: panelled bath, shower over, hand basin, low level wc, double glazed window to side, and single radiator.

BEDROOM ONE: (front): 13'65 x 18'99, (4.16m x 2.75m), double glazed window to front, single radiator, and loft access

LOFT: partially boarded

BEDROOM TWO: (rear): 10'47 x 7'04, (3.19m x 2.14m), double glazed window to rear, and single radiator.

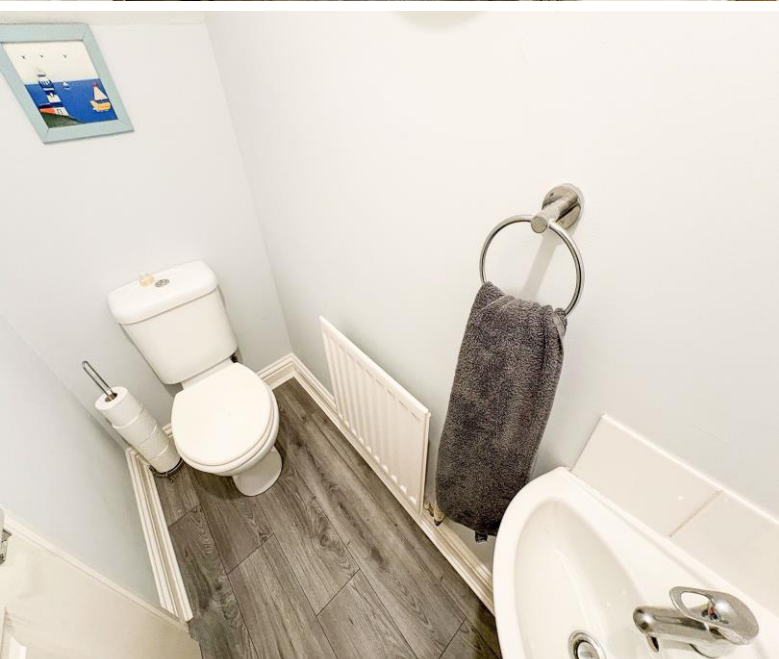
BEDROOM THREE: (rear): 6'13 x 7'52, (1.86m x 2.29m), double glazed window to rear, and single radiator.

EXTERNALLY: to the front is bushes and shrubs with a low maintenance garden. To the rear there is access to single garage as well as low maintenance garden with patio area.

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: fibre to premises

Mobile Signal Coverage Blackspot: No

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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: B

EPC RATING: C

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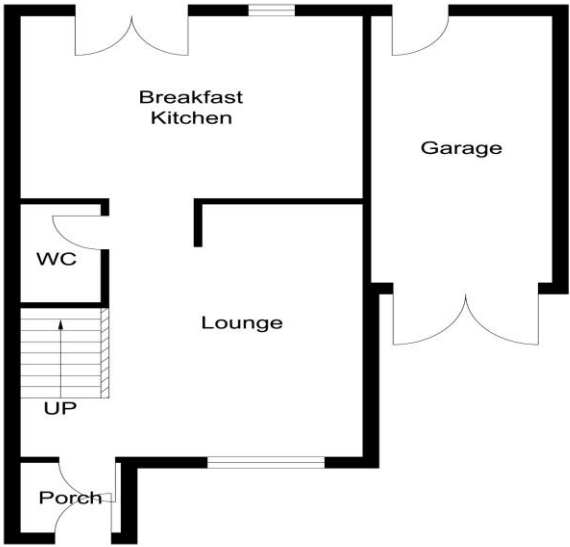


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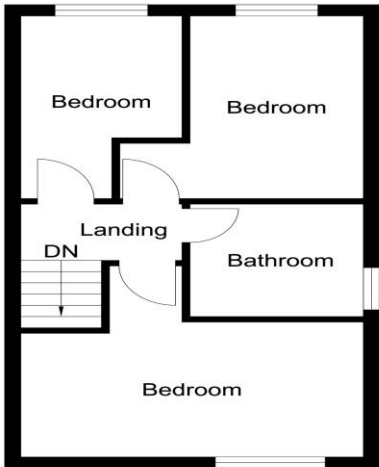
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FLOORPLAN



Ground Floor



First Floor

4 Bay Wynd

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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.