



Camilla Road | Heddon-on-the-Wall | NE15 0ED

**£345,000**



**3**



**1**



**1**

**Detached bungalow**

**Three bedrooms**

**Kitchen**

**Pop**

**Bathroom/W.C**

**No onward chain**

**Front and rear gardens**

ROOK  
MATTHEWS  
SAYER

On the market is this well presented charming detached bungalow occupying a lovely quiet corner plot with surrounding gardens and unspoiled protected countryside views. It is ideally located in a sought-after area, benefiting from nearby public transport links and local amenities, ensuring all your needs are within easy reach. It is offered for sale with no onward chain.

The bungalow internally comprises an entrance hall, a spacious reception room with French doors opening to the enclosed rear garden, breakfasting Kitchen, three well-proportioned bedrooms, providing ample space and a bathroom/W.C.

Externally there are gardens to front, rear and side. To the front also has a paved driveway providing off street parking for two vehicles and leading to a single garage. The front and side gardens are mainly laid to lawn and the private walled rear garden also includes a patio seating area.

This bungalow represents a fantastic opportunity for those seeking a comfortable and convenient home in a desirable location with unique views across fields to the Roman Wall. With its excellent condition and spacious layout, this property is bound to attract considerable interest. We encourage early viewings to fully appreciate the space this delightful and unique bungalow has to offer.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Hall  
Storage cupboard and loft access.

Lounge 18' 0" Plus recess x 13' 5" Max (5.48m x 4.09m)  
Central heating radiator, coving to ceiling, feature fireplace with inset hearth and surround and a double glazed French doors leading to the rear garden.

Kitchen 13' 6" Max x 8' 8" Plus recess (4.11m x 2.64m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with extractor hood over, eye level oven, plumbing for dishwasher and washing machine, central heating radiator, and a double glazed window to the side.

Bedroom One 13' 6" Plus recess x 11' 10" Plus recess (4.11m x 3.60m)  
Double glazed windows to the rear and side and a central heating radiator.

Bedroom Two 13' 6" Plus recess x 9' 2" Plus recess (4.11m x 2.79m)  
Double glazed windows to the front and side and a central heating radiator.

Bedroom Three 9' 2" Plus recess x 7' 2" Plus wardrobe (2.79m x 2.18m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bathroom/W.C  
Fitted with a three piece bathroom suite comprising low level w.c, wall mounted wash hand basin, panel bath with shower over and screen, part tiled walls, storage cupboard, central heating radiator and a double glazed window to the side.

Externally  
Gardens to three sides, with front being paved providing off street parking for two vehicles and leading to the single garage. The side and rear and mainly laid to lawn with paved seating area.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Main  
Sewerage: Mains  
Heating: Mains gas  
Broadband: ADSL copper wire  
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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

## AGENTS NOTE

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

## 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

WD8219/BW/EM/14.5/25. V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

T: 0191 2671031

Branch westdenton@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER





**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

**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.