



## Percy Gardens Tynemouth

Experience real 1800's living, in this charming and quirky cottage, circa 1870, quietly located to the rear of Percy Gardens, just a short walk from the beach. With a truly fabulous lifestyle, just on your doorstep, local bars, restaurants, beach walks, watersports and so much more, you are also convenient for the Metro and around a 5 minute walk to Tynemouth Village. With Georgian Bar windows, shutters, cosy lounge, kitchen, shower room, separate w.c and a large double bedroom with fitted wardrobes and gorgeous fireplace, the owner has also created a space for a cabin bed/dressing area, with versatility to accommodate your requirements. The cottage also benefits from gas radiator central heating system and double glazing, access to rear town garden and there is permit parking available on street.

**Offers in Excess of: £225,000**

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Entrance Door to:

**ENTRANCE HALLWAY:** recess housing combination boiler, door to:

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c., half tiled walls

**SHOWER ROOM:** Contemporary re-fitted shower cubicle, chrome shower, vanity sink unit with hot and cold mixer taps, extractor

**KITCHEN:** 11'3 x 8'4, (3.43m x 2.54m), Fitted with base unit and roll edge worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, ga( point, fitted shelving, wood effect laminate flooring, double glazed Georgian Bar window, open through to:

**LOUNGE:** 12'0 x 10'7, (3.66m x 3.22m), lovely, cosy lounge with attractive electric fire, two Georgian bar shutter windows with fitted shutters, three pillar radiator, recess and through to:

**DRESSING ROOM/STUDY:** 6'8 x 6'5, (2.03m x 1.96m), currently fitted with a cabin bed and utilised as a dressing area too, this versatile room could also accommodate a study area if required, laminate flooring

**BEDROOM ONE:** 13'7 x 11'8, (4.15m x 4.15m), gorgeous principle bedroom with two Georgian Bar fitted windows, fitted wardrobes providing ample hanging and storage space, three pillar radiator, stunning original fireplace

**EXTERNALLY:** Access through rear courtyard, permit parking on-street £25 per year

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

## 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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1/2/1983

Ground Rent: £5 per annum Peppercorn Rent

Permit Parking £25 per year

**COUNCIL TAX BAND:** A

**EPC RATING:** TBC

WB2229.AI.AI.2/4/24.V.1



**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.

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 The Property  
Ombudsman