

BRUNTON

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FOUNTAIN TERRACE, BELLINGHAM, HEXHAM

Offers Over £80,000

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Brunton Residential are thrilled to present this excellent one bedroom ground floor flat which has been fully re-decorated throughout. Ideally located in Bellingham, Northumberland, a village nestled in the scenic North Tyne Valley. The area offers a welcoming community atmosphere and a beautiful rural setting. Surrounded by countryside and close to the Northumberland National Park, it's an ideal location for those who enjoy outdoor pursuits, with a network of walking and cycling trails, a well-regarded golf course, and easy access to the area's famous dark skies for stargazing.

The village is well-equipped with local amenities that support everyday life. There's a Co-op supermarket for groceries, a pharmacy, post office, petrol station, and a variety of independent shops, including a country store. Residents also benefit from health services provided by the Bellingham Practice. The market town of Hexham is within easy reach, offering a wider range of shops, restaurants, and services.

Education is well catered for, with Bellingham Primary School and Bellingham Middle School & Sports College, both located on Redesmouth Road.

Transport connections link Bellingham to nearby towns and cities, with regular bus services to Hexham and Newcastle.

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The accommodation briefly comprises an entrance hallway that provides access to all main rooms. To the front of the property is a generously sized lounge, featuring a large window that allows for plenty of natural light and offers views over the front aspect.

The kitchen is well-appointed, fitted with a stainless steel sink and mixer tap, a range of wooden wall and base units offering ample storage, and decorative tiled splashbacks.

There is a spacious double bedroom. The bathroom includes a fitted bath with overhead shower, partially tiled walls, a ceramic WC, a pedestal wash basin, and the added benefit of a built-in storage cupboard, ideal for towels and toiletries. The property is double glazed throughout, and has recently been painted throughout. Flooring has been taken up ready for a new buyer to put their own stamp on it.

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TENURE : Freehold

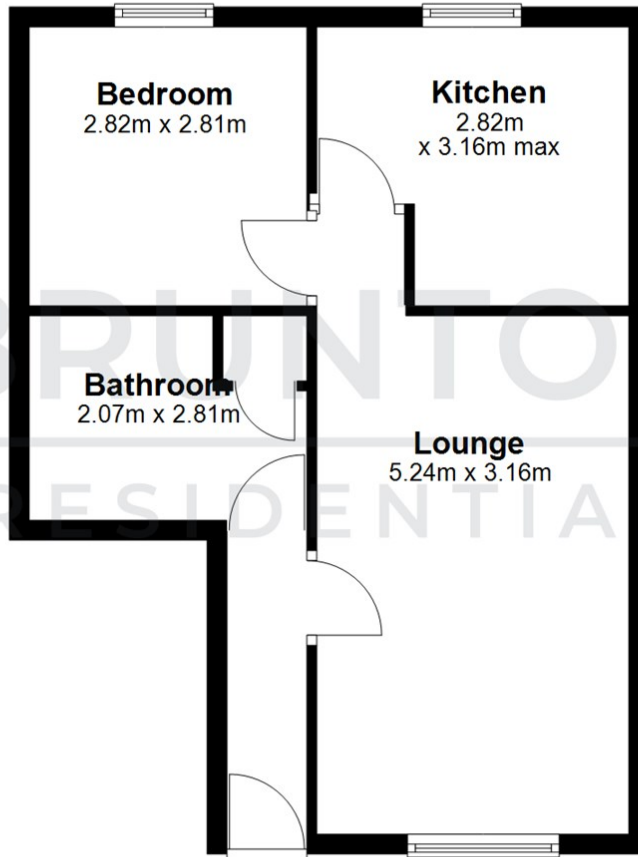
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : E

Ground Floor

Approx. 43.3 sq. metres



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			80
		40	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	