



St Ebbas Way Beadnell

- Mid terrace
- Holiday let investment
- Three bedrooms – master ensuite
- Parking for two cars
- Coastal village location
- No chain

Guide Price: **£285,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



9 St Ebbas Way Beadnell, Chathill Northumberland NE67 5GH

Whether you're searching for a holiday let business opportunity or a seaside second home, this three bedroom house in Beadnell may be the perfect property for you! The small coastal village of Beadnell lies approximately 4 miles south east of Bamburgh, and is a popular longstanding base for tourists and holiday makers to the Northumberland Coast. With its sandy horseshoe bay and small west facing harbour, it's a brilliant place to holiday with the family or a retreat to enjoy the coastal walks and visits to nearby castles. Our three bedroom property is located on a St. Ebbas Way, on a modern housing development in the village near to the beach. The accommodation includes; and entrance hall with downstairs W.C., kitchen to the front with space for a table and chairs, lounge to the rear with French doors out to the rear decked garden, master double bedroom with ensuite and two single bedrooms, family bathroom, and a drive to the front. The heating is via a gas boiler with radiators. Properties on this development don't hang around for long, so be sure to get in touch with us straight away and secure a viewing!



HALL

Composite entrance door | Tiled floor | Staircase to first floor | Radiator | Doors to W.C., kitchen and lounge

KITCHEN 14' 1" x 7' 11" (4.29m x 2.41m)

Double glazed window | Fitted wall and base units | 1.5 stainless steel sink | Electric oven | Gas hob | Extractor hood | Integrated washing machine | Space for fridge/freezer | Part tiled walls | Tiled floor | Space for table and chairs



LOUNGE 14' 11" x 13' 4" (4.54m x 4.06m)

Double glazed window and French doors | Radiators | Storage cupboard

FIRST FLOOR LANDING

Radiator | Loft hatch access | Storage cupboard | Doors to bedrooms and bathroom

BEDROOM ONE 8' 8" plus wardrobe x 10' 8" (2.64m plus wardrobe x 3.25m)

Double glazed window and French doors to Juliet balcony | Radiators | Sliding door mirror wardrobe | Storage cupboard housing the boiler | Door to ensuite

ENSUITE

Double glazed frosted window | Tiled double shower cubicle with mains shower | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Tiled floor | Radiator | Extractor fan

BEDROOM TWO 9' 10" x 7' 7" (2.99m x 2.31m)

Double glazed window | Radiator

BEDROOM THREE 7' 0" x 6' 9" (2.13m x 2.06m)

Double glazed window | Radiator

BATHROOM

Bath | Pedestal wash hand basin | Close coupled W.C. | Radiator | Extractor fan | Part tiled walls | Tiled floor



EXTERNAL

There is block paved drive to the front with parking for two cars | The rear garden is decked within a fenced boundary

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Two parking spaces on drive

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 conformation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

There is no step into property

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

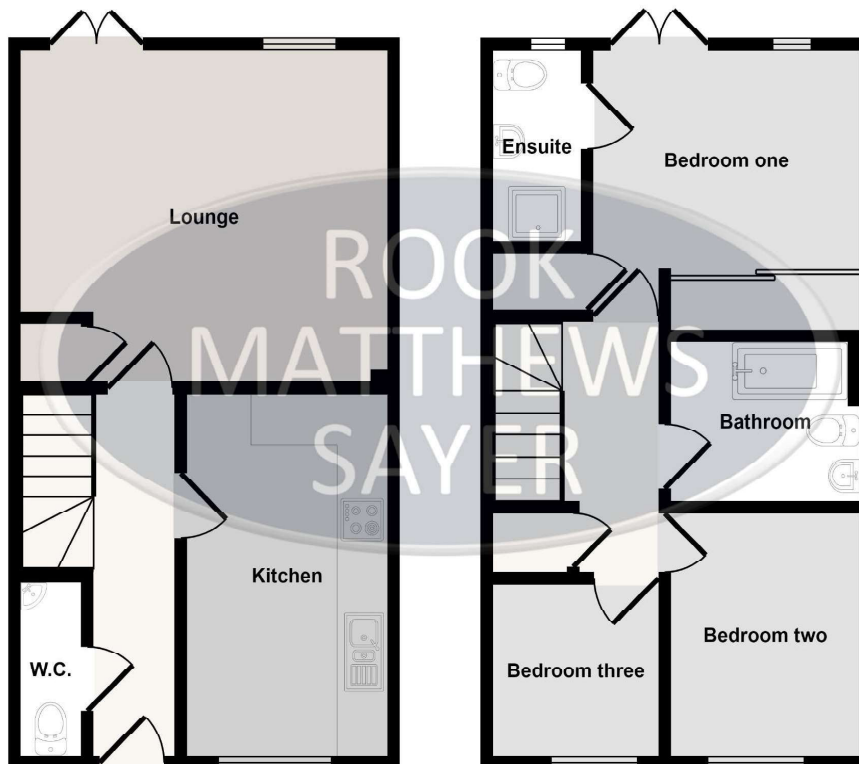
Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: Small Business Rates | EPC RATING: To follow

AL008760/DM/RJ/29.04.2024/V1

INSERT EPC HERE





Ground Floor

First Floor

9 St Ebbas Way, Beadnell

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.

Version 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.

16 Branches across the North-East

