



Harcar Court

Seahouses

- Semi-detached bungalow
- Three bedrooms
- Lounge/Diner
- Coastal village location
- Driveway parking
- Rear garden

Guide Price: **£269,950**

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5 Harcar Court Seahouses, Northumberland NE68 7YU

A fabulous three-bedroom bungalow situated in a small cul-de-sac development in Seahouses. Harcar Court is a quiet and attractive development of modern bungalows near to the Main Street, within walking distance to the bustling village centre. Having been used as a holiday let rental investment, the property has a tried and tested track record with many returning clients. The accommodation is immaculately presented and has a welcoming and spacious open plan lounge with a dining area. The largest two bedrooms are double rooms, and the third is a generous sized single room that currently hosts a triple bunk bed. As well as use as a holiday let rental property, it would be ideal as a second home or main residence, especially for those looking for a property on the Northumberland coast in retirement years and live in an area that has a good number of shops and amenities, as well as a doctors and a village community.

PORCH

Double glazed entrance door | Double glazed frosted circular window | Cloaks storage | Door to lounge/diner

LOUNGE/DINER 18' 8" Max x 13' 9" plus door recess (5.69m max x 4.19m plus door recess)

Dining area 6' 11" x 8' 3" (2.11m x 2.51m)

Internal frosted window to kitchen

Lounge area 13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to front | Feature fire surround with electric fire | Coving to ceiling | Radiator and vertical radiator

KITCHEN 8' 9" x 6' 6" (2.66m x 1.98m)

Internal frosted window | Wall and base units | 1.5 stainless steel sink | Space for undercounter fridge | Space for fridge/freezer | Electric hob | Electric oven | Extractor hood | Part tiled walls

INNER HALL

Radiator | Storage cupboard

BATHROOM

Bath with electric shower over and glass screen | Pedestal wash hand basin | Close coupled W.C. | Chrome electric towel rail | Extractor fan | Fully tiled

BEDROOM ONE 13' 0" x 9' 3" (3.96m x 2.82m)

Double glazed door and window to garden | Radiator

BEDROOM TWO 9' 5" x 8' 11" (2.87m x 2.72m)

Double glazed window | Fitted wardrobe and cupboard | Radiator

BEDROOM THREE 8' 5" x 8' 5" (2.56m x 2.56m)

Double glazed window | Radiator

EXTERNALLY

Block paved driveway for parking | Patio area | Access gate leading to the rear garden | Lawned rear garden | Patio area | Decked area | Mature shrubs | Fenced boundaries



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Driveway parking

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.

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

EPC RATING D | COUNCIL TAX BAND C

AL008803/DM/RJ/12.06.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area
64 sq m / 689 sq ft



Floorplan

5 Harcar Court

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

