



Taylor Street Seahouses

- Coastal Location
- Ideal 2nd home / holiday let
- Close to harbour and amenities
- Two bedroomed cottage
- Roof terrace
- No Chain

Guide Price **£265,000**

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Grace Cottage, 17 Taylor Street, Seahouses NE68 7RU

Whether you're looking for a holiday let investment, second home, or a coastal retreat, this charming and beautifully presented two-bedroom cottage is located in an ideal spot in one of the characterful streets near the harbour in the fishing village of Seahouses. The property has the added advantage of a sun terrace and retains the character of the original style fisherman's cottage with an exposed stone wall on the staircase, and an inglenook fire in the lounge with a wood burning stove and exposed stone chimney breast and alcove. Useful cupboards under the stairs and off the kitchen provide fantastic storage, and the kitchen has access out to a small yard area at the rear, as well as an external door to the side of the house. The modern upstairs bathroom and separate downstairs W.C. offer contemporary fittings and tiling, and the décor is neutral throughout.



Seahouses is a fantastic place to live, as well as a holiday destination. There is a local primary school, doctor's surgery, golf course, and a range of shops, pubs and restaurants. The harbour is popular for tourist trips to the Farne Islands, and the superb beach is overlooked by the impressive Bamburgh Castle. It is approximately 7 miles to the A1 with easy access north and south leading to Berwick, Alnwick and Newcastle.



ENTRANCE HALL

Staircase to first floor | Double glazed front door | Exposed stone walls | Door to lounge

LOUNGE 15' 1" x 12' 4" (4.59m x 3.76m)

Exposed stone fireplace and chimney breast | Inglenook wood burner | Electric radiator | Exposed beams | Understairs storage cupboard | Double glazed window to front | Window to side | Opening to kitchen

Kitchen 5' 11" x 19' 5" (1.80m x 5.91m)

Electric radiator | Double glazed external door to inner yard | Double glazed external door to side of property | Electric wall heater | fitted wall and base units | Stainless steel sink | Electric hob | Electric oven | space for washing machine | space for dishwasher | Space for fridge freezer | Storage cupboard | W.C.

W.C.

Double glazed frosted window | Close coupled W.C. | Pedestal wash hand basin | Tiled floor and walls | Extractor fan

Landing

Electric radiator | Exposed stone walls | Doors to bedrooms and bathroom | Cupboard housing hot water tank

BEDROOM ONE 15' 1" x 9' 5" (4.59m x 2.87m)

Double glazed window | Electric wall heater



BEDROOM TWO

5' 11" x 14' 5" (1.80m x 4.39m)

Double glazed window | double glazed door to roof terrace | Electric wall heater

Roof Terrace

Decking and balustrade.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FTTC

Mobile Signal Coverage Blackspot: YES

Parking: On-street, and permit parking available at nearby car park.

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.

RESTRICTIONS AND RIGHTS

There is a right of access through the rear yard for the neighbouring property at No. 15.

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

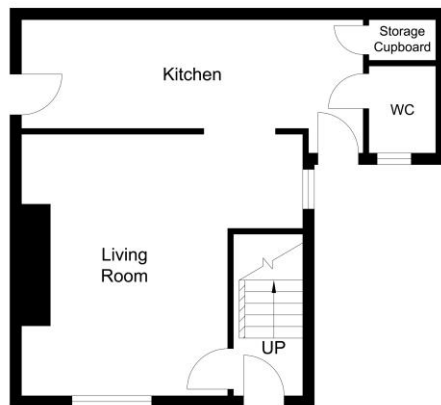
COUNCIL TAX BAND: Not currently banded - NNDR

EPC RATING: F

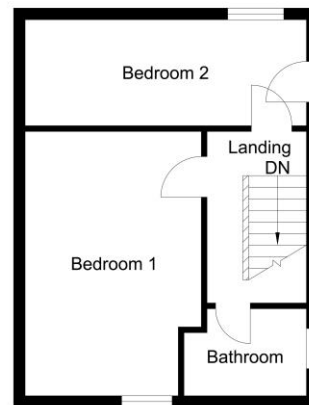
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Ground Floor



First Floor

17 Taylor St

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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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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