



Westview Embleton

- Detached bungalow
- Three bedrooms
- Village location
- Master bedroom ensuite
- Garage and driveway
- Main/Second home or holiday let investment

Guide Price: **£385,000**



12 Westview

Embleton, Alnwick, Northumberland NE66 3XZ

A wonderfully spacious three bedroom detached bungalow, located in the desirable coastal village of Embleton in Northumberland, within walking distance of the beautiful coastline and sandy beach at Embleton Bay, with the stunning backdrop of Dunstanburgh Castle.

The property is positioned at the head of a cul-de-sac, occupying a private plot. There is a garden to the rear and ample parking for several vehicles on the drive, at the front and side of the property in front of the attached garage. All three bedrooms are sizeable double rooms. The master bedroom has its own ensuite shower room. The property is currently utilised as a holiday let rental and offers immaculately presented rooms, which are popular with couples and larger families. In addition to the lounge at the front there is a separate dining room off the kitchen at the rear. The larger size garage has a utility area at the far end and access out to the rear garden.

This fabulous bungalow is a beautiful coastal retreat that will particularly appeal to buyers in retirement years, second home buyers and holiday let investors looking for a spacious and well maintained property in Northumberland by the sea.



HALL

Double glazed entrance door and window | Coving to ceiling | Loft access hatch | Storage cupboards



LOUNGE 14' 8" x 12' 5" (4.47m x 3.78m)

Double glazed windows | Fireplace with gas fire | Radiator | Coving to ceiling

BEDROOM TWO 9' 6" x 12' 4" (2.89m x 3.76m)

Double glazed window | Fitted wardrobes and drawers | Radiator | Coving to ceiling

BATHROOM

Double glazed frosted window | Bath | Close coupled W.C. | Tiled shower cubicle with mains shower | Wash hand basin with fitted cabinet | Extractor fan | Downlighting | Luxury vinyl tiled flooring | Ladder towel rail | Coving to ceiling



DINING ROOM 9' 9" x 11' 1" (2.97m x 3.38m)

Double glazed window | Coving to ceiling | Radiator | Laminate flooring

KITCHEN 10' 6" x 16' 0" (3.20m x 4.87m)

Double glazed windows | 1.5 sink | Integrated dishwasher | Electric hob | Extractor hood | Double electric oven | Integrated fridge/freezer | Radiator | Laminate flooring

BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window | Two large fitted wardrobes | Radiator | Coving to ceiling

ENSUITE

Tiled shower cubicle with mains shower | Close coupled W.C. | Pedestal wash hand basin | Chrome ladder heated towel rail | Extractor fan | Coving to ceiling

BEDROOM THREE 8' 6" x 9' 7" (2.59m x 2.92m)

Double glazed window | Built-in wardrobe | Radiator | Coving to ceiling

GARAGE 19' 7" x 11' 5" (5.96m x 3.48m)

Double glazed door and window | Electric roller garage door | Sink unit | Plumbed for washing machine and tumble dryer | Central heating boiler

EXTERNALLY

Tarmac driveway leading to the single garage | Border with mature shrubs and bushes | Rear lawned garden with hedge and fence boundary

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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.

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

AL008440/DM/RJ/24.06.2024/V2

EPC GRAPH HERE





Approx Gross Internal Area
127 sq m / 1363 sq ft



Floorplan

12 Westview

Version 1

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.

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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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