



Bolton Terrace

Embleton

- End-terraced house
- Two double bedrooms
- Open plan living
- Downstairs W.C.
- Off-street parking
- Coastal village location

Guide Price £235,000

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

ROOK
MATTHEWS
SAYER

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



4 Bolton Terrace

Embleton NE66 3UA

Currently used as a holiday let rental, this super two bedroom house in Embleton would also be ideal as a second home or a main residence in this sought-after coastal village.

The main downstairs living accommodation is open plan, offering plenty of space for a lounge, dining, and kitchen area. In addition to the upstairs shower room there is a convenient downstairs W.C., and both bedrooms are sizeable double rooms that are currently arranged as spacious twin and a double.

Off-street parking is available at the rear, as well as an area to the side of the house for outdoor seating and storage space.



HALL

Double glazed entrance door | Radiator | Laminate floor | Staircase to first floor | Door to W.C. | Door to open plan living room

W.C.

Radiator | Close coupled W.C. | Pedestal wash hand basin | Laminate floor | Extractor fan

LOUNGE AREA 13' 8" x 9' 10" (4.16m x 2.99m)

Double glazed window | Radiator | Laminate floor



DINING KITCHEN 8' 8" x 16' 8" (2.64m x 5.08m)

Double glazed window and door to rear | Fitted wall & base units | Integrated washer dryer | Integrated dishwasher | Gas hob | Extractor hood | Electric oven (replaced 2000/2001) | Part tiled walls | Laminate floor | Coving to ceiling | Space for fridge freezer | Open to dining and seating areas

FIRST FLOOR LANDING

Doors to bedrooms and shower room

BEDROOM ONE (TWIN) 13' 1" x 11' 1" (3.98m x 3.38m)

Double glazed window | Radiator | Storage cupboard with hanging rail

BEDROOM TWO 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window | Radiator



SHOWER ROOM

Double glazed frosted window | Radiator | Close coupled W.C. | Pedestal wash hand basin | Wet wall shower cubicle with mains shower | Electric heated towel rail | Part tiled walls | Downlights and shaver point | Extractor fan

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG (Gas)

Broadband: FTTC

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

TENURE

It is understood that this property is currently leasehold, however the vendor has advised that they are in the process of purchasing the Freehold. It is anticipated that the Freehold title will be in place prior to the completion of the sale. However we advise all interested parties that should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Current lease details -

Length of Lease: 999 years from 2006

Ground Rent: £50 per annum with no planned increases

Service Charge: none

Any Other Charges/Obligations: none

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.

COUNCIL TAX BAND: Currently used as a holiday let rental, therefore small business rates apply (currently no fee payable - £zero). We have been advised that the property was previously Band B.

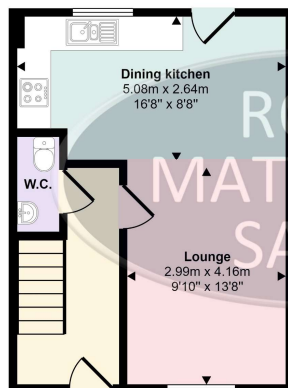
EPC RATING: To follow

AL008853.DJM.KM.27/08/24.V.1

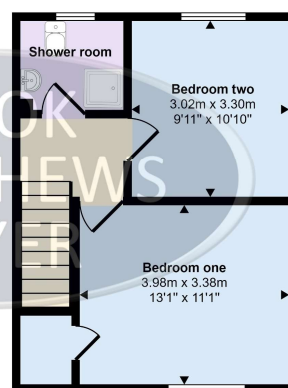




Approx Gross Internal Area
63 sq m / 673 sq ft



Ground Floor
Approx 31 sq m / 336 sq ft



First Floor
Approx 31 sq m / 337 sq ft

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

