



Bowmere

Boulmer Alnwick

- **Semi-detached bungalow**
- **Garage**
- **Two bedrooms**
- **No chain**
- **Sun room**
- **Large drive**

Guide Price £285,000

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**ROOK
MATTHEWS
SAYER**

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2 Bowmere Boulmer Alnwick NE66 3DA

Situated within a quiet cul-de-sac in the small fishing village of Boulmer on the Northumberland coast is this super two bedroom semi-detached bungalow available to buy with no upper chain. Having been extended, the accommodation includes a large sun room that creates a fantastic reception room space overlooking the rear garden. The bungalow has the advantage of a wider plot with a large double drive that would be ideal for a buyer needing to house a caravan or motorhome on-site.



PORCH

External Double glazed door and window | Internal window to shower room | Radiator | Storage cupboard

LOUNGE

11' 4" x 14' 8" (3.45m x 4.47m)

Double glazed bow window | Radiators | Coving to ceiling | Door to porch and inner hall

KITCHEN

11' 11" x 8' 5" (3.63m x 2.56m)

Fitted wall and base units | Window to sun room | Electric hob | Electric oven | Space for fridge freezer | Stainless steel sink | Part tiled walls | Extractor hood | Radiator | Door to garage | Door to hall



BEDROOM ONE

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window | Radiator

BEDROOM TWO

8' 5" x 8' 7" (2.56m x 2.61m)

Double glazed window | Radiator

SHOWER ROOM

10' 10" x 5' 0" (3.30m x 1.52m)

Internal window | Corner shower cubicle | Electric shower | Close coupled W.C. | Pedestal wash hand basin | Radiator | Part wet wall panels



SUN ROOM

13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed window and double glazed French doors to garden | Radiator | Wall lights and power

REAR GARDEN

Lawn | Patio | Shed | fenced boundaries | Side access | Oil tank

GARAGE

20' 0" x 8' 11" (6.09m x 2.72m)

Double glazed frosted window | Electric roller garage door | Central heating boiler | Storage cupboard and work surfaces | Space for washing machine | Electric fuse box | Access to roof space | Cold water tap

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage and large driveway

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: Currently a holiday let rental, therefore small business rates apply

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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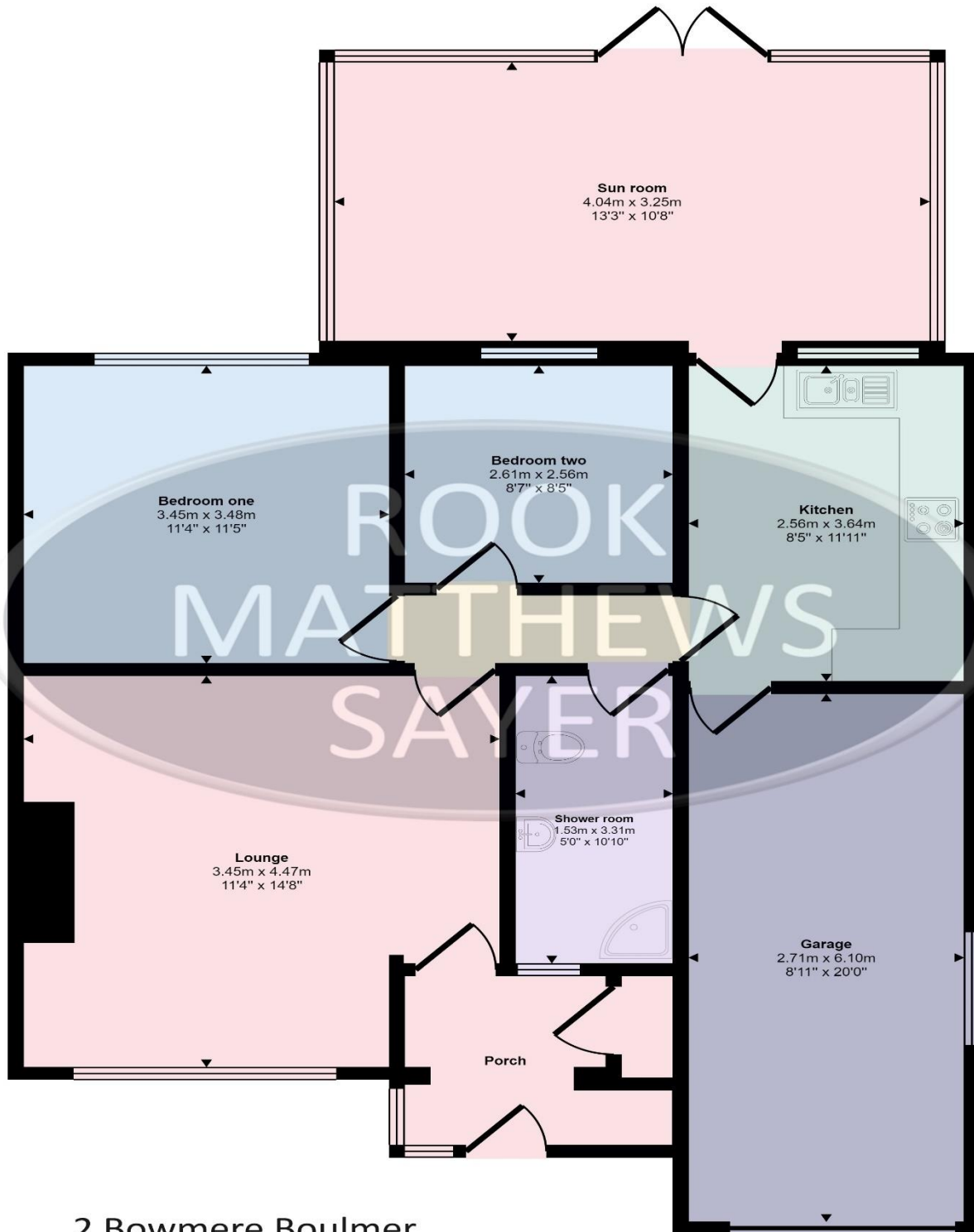
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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Approx Gross Internal Area
99 sq m / 1061 sq ft



2 Bowmere Boulmer

Floorplan

Version 1.0

Floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. 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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