



## Longstone Close Beadnell

- Semi-detached bungalow
- Two bedrooms
- No chain
- Garage & drive
- Gardens front & rear
- Coastal location

**Guide Price £245,000**

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## 89 Longstone close Beadnell NE67 5BS

A beautifully presented bungalow located in a quiet cul-de-sac on a small development in the popular village of Beadnell on the Northumberland Coast. The décor is tastefully presented in neutral colours and both the kitchen and shower room have been refurbished by the current owners, now offering smart and contemporary fittings with a high standard of finish.

Beadnell is a sought-after location for both holiday let rentals and second home properties, though this fantastic bungalow may particularly suit a buyer in retirement too. There is a drive for private off-street parking as well as the garage which also has space for a utility area at the far end. The focal point in the lounge is the small inglenook featuring a wood burning stove which is perfect for those cosy winter nights. The radiators have also been replaced with modern Dimplex electric radiators with a timer and thermostat control feature.



Longstone Close is a convenient location as it is near to both the sea front and the village. A path from Longstone Close offers a short cut out on to Harbour Road which faces the sea and leads down to Beadnell bay where you can also find the popular 'Landing' beach bar and kitchen. The entrance to Longstone Close is off Meadow Lane which leads down to the heart of the village on The Wynding with the hotels, bars and restaurants of The Craster Arms and Beadnell Towers hotel.



### HALL

Double glazed entrance door | Electric Radiator | Doors to shower room and bedroom two

### LOUNGE 15' 8" x 12' 1" (4.77m x 3.68m)

Double glazed leaded window | Electric radiator | Coving to ceiling | Loft access hatch | Small inglenook fireplace with stone surround | Wood burner with slate tiled hearth

### KITCHEN 7' 5" x 10' 2" (2.26m x 3.10m)

Double glazed window | Fitted wall & base units | Stainless steel sink | Space for fridge | Integrated electric hob, extractor hood & oven | Integrated dishwasher | Downlights



### BEDROOM ONE 9' 11" x 10' 11" (3.02m x 3.32m)

Double glazed sliding patio doors | Electric radiator

### BEDROOM TWO 7' 11" x 9' 4" (2.41m x 2.84m)

Double glazed leaded window | Electric radiator

### SHOWER ROOM



Double glazed frosted window | Fully tiled walls and floor | Walk in shower with glass screen | Integrated wash hand basin and W.C. | Extractor fan | Downlights | Chrome ladder style heated towel rail

**GARAGE 24' 9" x 9' 8" (7.54m x 2.94m)**

Up and over garage door | Door to garden

**GLAZED LEAN-TO 12' 0" x 7' 2" (3.65m x 2.18m)**

Tiled floor and sliding doors to garden

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric
- Broadband: Fibre to the cabinet
- Mobile Signal Coverage Blackspot: Some networks may encounter a poor mobile reception.
- Parking: Garage and drive

**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

**COUNCIL TAX BAND: C**

**EPC RATING: E**

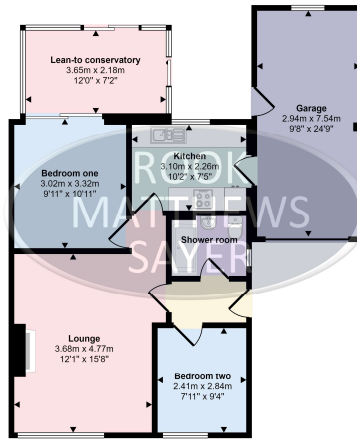
Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		







Approx Gross Internal Area  
76 sq m / 811 sq ft



Floorplan 89 Longstone Close

Version 1.0

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.

**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.

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