



## Fellside Hexham

- Detached Bungalow
- Two Bedrooms
- Gated Parking & Garage
- Gardens
- Outbuilding
- Possibly Best Views in Hexham

Offers In The Region Of **£ 300,000**

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# Fellside, Hexham

## PROPERTY DESCRIPTION

This detached two bedroom bungalow with possibly the best views in Hexham is offered with no onward chain.

The property is entered from the driveway into an outer entrance vestibule, leading in to a further inner entrance vestibule off the lounge. The lounge offers large bay window with stunning views over Hexham and the Tyne Valley beyond as well as feature fireplace with alcove. There are a further two doors off the lounge to the second bedroom and kitchen.

Both bedrooms are situated to the rear elevation, one off the lounge and one off the kitchen. The kitchen, like the lounge, is situated to the front elevation benefitting from those stunning elevated views.

Beyond the kitchen is a passage with doors to the bathroom, separate WC and storage cupboard. At the end of the passage is the rear door which opens into a UPVC covered yard between the property and the outhouse which has power, lighting, plumbing and Belfast sink unit with taps.

Externally the property has private gardens to the rear mainly laid to lawn with mature borders. The garden is tiered towards the back of the plot, again enjoying the superb views on offer. At the front, the property benefits from driveway parking, comfortably accommodating two cars with additional space in the single detached garage.

I cannot stress enough, how good the views are from this property and the current owners have derived much pleasure from the panoramic views from the living room and kitchen windows of the town and rolling hills beyond.

Historic Hexham town offers all amenities including healthcare, groceries, hospitality, leisure facilities, schooling for all ages, transport links including bus and train stations, Riverside Park, golf courses, countryside trails and weekly markets in the square.

This property would benefit from some updating and potential remodelling to bring it up to modern standards. It has the potential to be a stunning home centred around those jaw-dropping, elevated, open views.

Viewing is essential to appreciate what is on offer here.

## INTERNAL DIMENSIONS

Lounge: 19'5 into bay and alcove x 10'10 (5.92m x 3.3m)

Kitchen: 10'11 x 9'10 (3.33m x 3m)

Bedroom 1: 10'11 x 9'10 (3.33m x 3m)

Bedroom 2: 10'10 x 9'11 (3.3m x 3.02m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to the cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

## 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.

## AGENTS NOTE

This property is currently unregistered with Land Registry and will need to be registered by the legal representatives during the transaction.

If you require any further information on this, please contact us.

## 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: D

## EPC RATING: D

HX00006297.JR.JR.4.9.24.V.2

**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.

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