



## Robinson Square Newbiggin-by-the-sea

Fisherman's cottage is in the centre of Newbiggin-By-The-Sea, a stone's throw from the sea and all the facilities of the town. Currently utilised as a successful holiday let it would also suit many other purchasers. The property briefly comprises of a hallway, large living room and fitted kitchen downstairs. To the first floor you will find a large master bedroom with fitted wardrobes, a second bedroom and a family bathroom.

**£180,000**

ROOK  
MATTHEWS  
SAYER

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)

# Robinson Square Newbiggin-by-the-sea

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing.

### LOUNGE 15'1 (4.59) into alcove x 15'5 (4.70)

Double glazed window to front, double glazed patio doors to rear, double radiator, electric fire, television point, coving to ceiling.

### KITCHEN/DINING ROOM 10'7 (3.22) x 7'7 (2.31)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, vinyl flooring.

### LARGE FIRST FLOOR LANDING 8'9 (2.67) x 8'6 (2.59)

Loft access.

### BEDROOM ONE 11'0 (3.35) to wardrobes x 10'0 (3.05)

Double glazed window to front, single radiator, fitted wardrobes and drawers.



**BEDROOM TWO 13'10 (4.22) x 5'9 (1.75)**

Double glazed window to rear, single radiator.



**BATHROOM/WC 8'6 (2.59) x 7'0 (2.13)**

4 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, shower cubicle, low level WC, spotlights, double glazed window to front, heated towel rail, tiling to walls, vinyl flooring.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking:

**PLEASE NOTE**

The vendors have advised that they have enjoyed use of the courtyard adjacent to the property however they do not own this outright, please contact branch for further information.



**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:** Exempt- or further information contact the branch.

**EPC RATING:** TBC

**EPC TO FOLLOW**



**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**

