



Coquet Retreat Rothbury Guide Price £225,000

An unusually spacious first floor apartment on the corner of Townfoot and Bridge Street. Immaculately presented, the property is situated close to the centre of Rothbury within easy walking distance of all amenities the property would make an ideal holiday home. The accommodation is accessed from Bridge Street and comprises Entrance Hall, stairs up to; Sitting Room, modern fitted Kitchen/Dining Room, 2 bedrooms and 2 bathrooms, (one en-suite). From the Kitchen there are patio doors leading to a balconied seating area, spiral staircase down to a small enclosed yard with a store/sun room.

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Coquet Retreat

The property has been used as a highly successful Holiday Let. The property is exceptionally well presented with features including, exposed wooden doors, floor lighting in passageway, stone fireplace on an exposed stone wall, fully tiled bathroom/en-suite and spotlighting. The kitchen has built in appliances including, fridge, freezer, washing machine, dishwasher and a gas hob and electric oven. The store room within the yard, would make an ideal sun room.

Services

Mains water, drainage, electricity and gas. Gas-fired central heating. Pvc-framed double glazing.

Postcode

NE65 7SE

Energy Performance Certificate

Current Rating 49 (E) full report available upon request.

Local Authority

Northumberland County Council
Tel: 01670 627000

Council Tax

The property is subject to Business Rates

Tenure

Leasehold -990 years remaining.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	49 E	
21-38	F		
1-20	G		

Viewing

Strictly by appointment with the selling agents.

Location

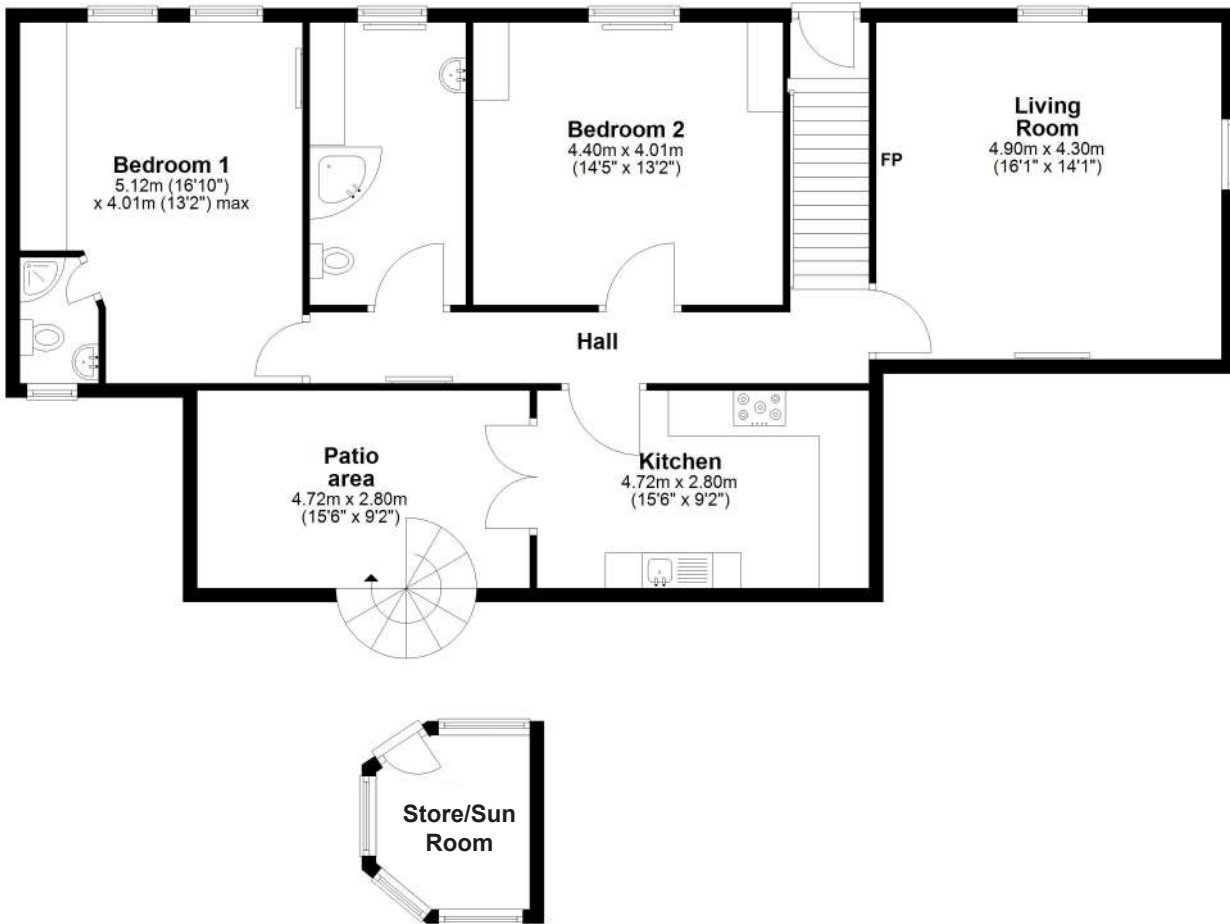
Please refer to the location plan incorporated within these particulars.

For detailed directions please contact the selling Agents.

Particulars prepared: January 2021

Property Reference: 10728















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Important Notice

Townfoot, Rothbury Morpeth NE65 7SP

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