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27 MILL WHARF | TWEEDMOUTH | BERWICK-UPON-TWEED





27 Mill Wharf

**TWEEDMOUTH, BERWICK-UPON-TWEED,
NORTHUMBERLAND, TD15 2BE**

A spacious contemporary townhouse forming part of an exclusive gated community with private parking with riverside walks on the footstep and a sandy beach nearby. Situated on the southern banks of the River Tweed estuary, the property would make an ideal permanent home or lockup and go holiday home or let and is just a short walk across the historic bridge into the town centre, with a wide selection of shops, boutiques, bars and restaurants.





ACCOMMODATION COMPRISES:

Ground Floor: Hall, cloakroom, kitchen and open-plan sitting and dining room.

First Floor: Landing, master bedroom with en-suite, bedroom two.
Second Floor: Landing, two further bedrooms, family bathroom.

Outside: Secure gated access to private parking.

Distances:

Berwick-upon-Tweed Railway Station 1 mile, Edinburgh 56 miles,
Newcastle-upon-Tyne 65 miles (all distances are approximate).

SITUATION:

The Mill Wharf development was created and built by GMC Development Ltd and is located on the southern banks of the famous salmon fishing River Tweed. Tweedmouth has a range of local shops and on the far banks of the river can be found Berwick-upon-Tweed which is England's most northerly market town and together they provide a wide range of amenities including supermarkets, schooling for all ages including a private school at Longridge Towers, a number of banks, post offices, cafés, restaurants, a theatre, bars and national and local shops. There are also a number of sporting facilities which include a leisure centre and pool. Berwick is renowned for its Elizabethan walls and stunning architecture and is a popular holiday destination and an area that offers wonderful lifestyle opportunities and a great standard of living. It is well positioned for commuting with a mainline railway station which connects to both Edinburgh and Newcastle in circa 45 minutes and London in circa 3.5 hours, whilst the A1 trunk road allows for road access throughout the region. To the south and north are the Northumberland and Berwickshire coastline respectively, offering miles of rugged coastline and area of outstanding beauty, such as Coldingham Bay, Holy Island, Bamburgh Castle and the Farne Isles, whilst inland there are the Cheviot Hills and the Scottish Borders.

DESCRIPTION:

This modern contemporary four-bedroom family home offers four double bedrooms, two bathrooms and forms part of this modern development within a stones' throw of the harbour, River Tweed and views across to Berwick itself. With gas central heating through a combi-boiler, the property is double glazed and forms part of a gated community. The front door opens into a vestibule with stairs rising to the first floor and a further door leads into the hall with cloakroom and a storage cupboard. The open-plan sitting and dining room is a generous reception space with French doors leading outside and the modern kitchen offers a range of floor and wall mounted units with counters over and a range of integral appliances that include an electric oven with hob and extractor over, dishwasher, washing machine and space for a fridge and freezer. On the first floor a landing gives access to the master bedroom with fitted wardrobes and an en-suite shower room, and a double bedroom with fitted wardrobe. Stairs rise again to the second-floor landing where there are two further double bedrooms, both with fitted wardrobes and a family four-piece contemporary bathroom.

OUTSIDE:

Gated entry to communal courtyard and a private allocated parking space.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 2BE.

Services:

Mains gas central heating, mains water, electricity and drainage.

Local Authority:

Northumberland County Council
Council Offices
Wallace Green
Berwick-upon-Tweed
Northumberland
Telephone: 01289 330044.

Council Tax Band:

Council Tax Band D.

Energy Efficiency Rating: C

Internet Web Site:

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Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Rettie Berwick LLP
50 Hide Hill
Berwick upon Tweed
Northumberland
TD15 1AB

Tel: 01289 305 158
www.rettie.co.uk

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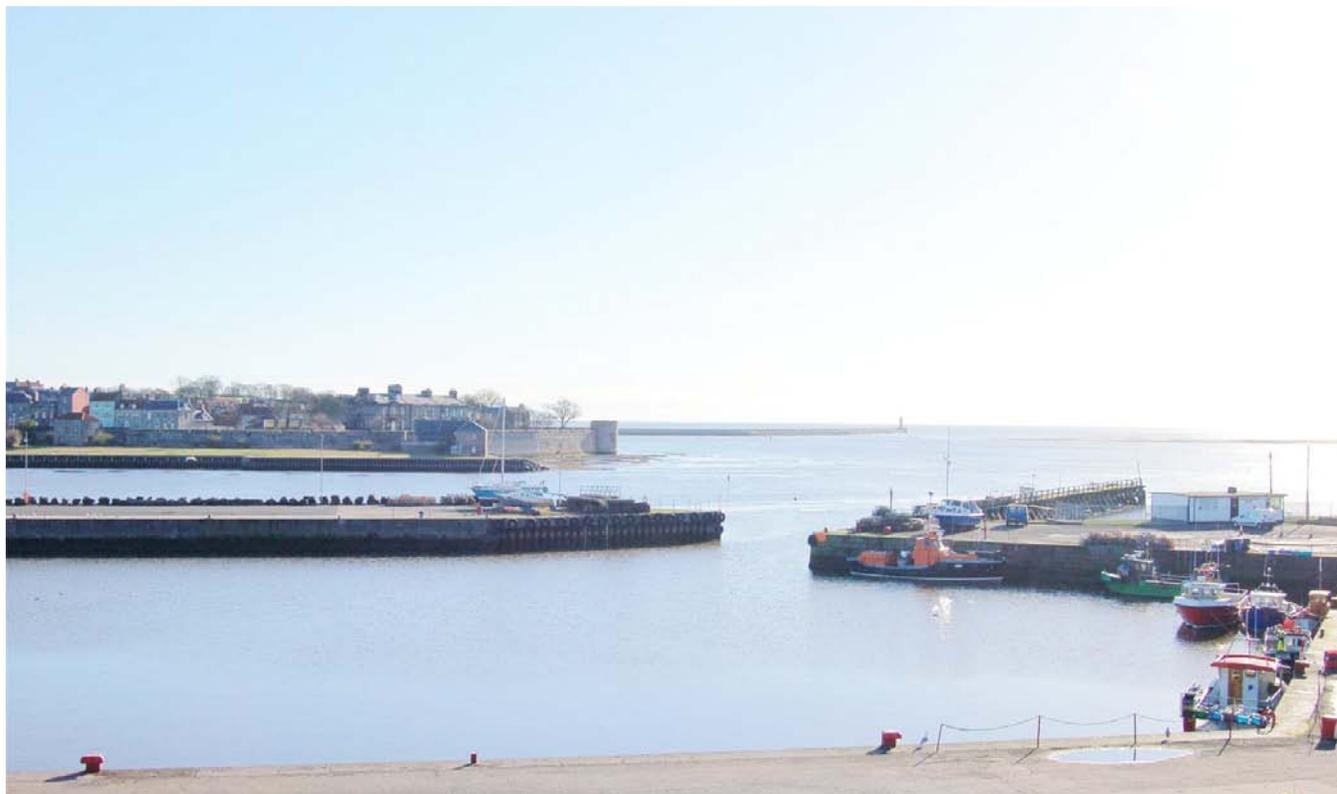
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Total area: approx. 131.0 sq. metres (1409.9 sq. feet)

