

# BRUNTON

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RESIDENTIAL



**THE VALETTA, BELLINGHAM, NE48**

Price Guide £95,000

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Brunton Residential are delighted to introduce this exceptional two-bedroom bungalow for the over 55s, offered through Shared Ownership and perfectly positioned in the desirable Karbon Homes new-build community of Pennine Meadows, Bellingham. This property is currently priced at a 50% share.

Bellingham offers a welcoming community surrounded by beautiful countryside and close to the Northumberland National Park. It is an ideal setting for those who enjoy outdoor pursuits, with access to scenic walking and cycling routes, a well-regarded golf course, and the region's famous dark skies, perfect for stargazing.

The village provides a strong range of everyday amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and several independent shops such as a country store. Healthcare needs are well supported by the Bellingham Practice, while the nearby market town of Hexham offers an even wider selection of shops, cafés, restaurants, and essential services.

Education in the area is well catered for. Bellingham Primary School and Bellingham Middle School & Sports College are both conveniently located on Redesmouth Road. For secondary and sixth-form education, residents benefit from access to Queen Elizabeth High School in Hexham.

Transport connections are reliable for a rural location, with regular bus services running to Hexham and Newcastle. Rail travel is easily accessible via Hexham railway station on the Tyne Valley Line, offering direct links between Newcastle and Carlisle.

10% is £19,000  
25% is £47,500  
30% is £57,000  
40% is £76,000  
50% is £95,000  
60% is £114,000

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The Valetta is a two-bedroom bungalow which offers spacious living. There is a modern kitchen overlooking the front of the home and a spacious living room with French doors to the rear. There is a master bedroom, bathroom, second bedroom and storage cupboard. Externally there is private parking and a rear garden.

Northumberland Council operates a local area connection policy for these bungalows. This requires applicants to be aged 55 or over and to be resident within Northumberland in order to be eligible

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TENURE : Leasehold

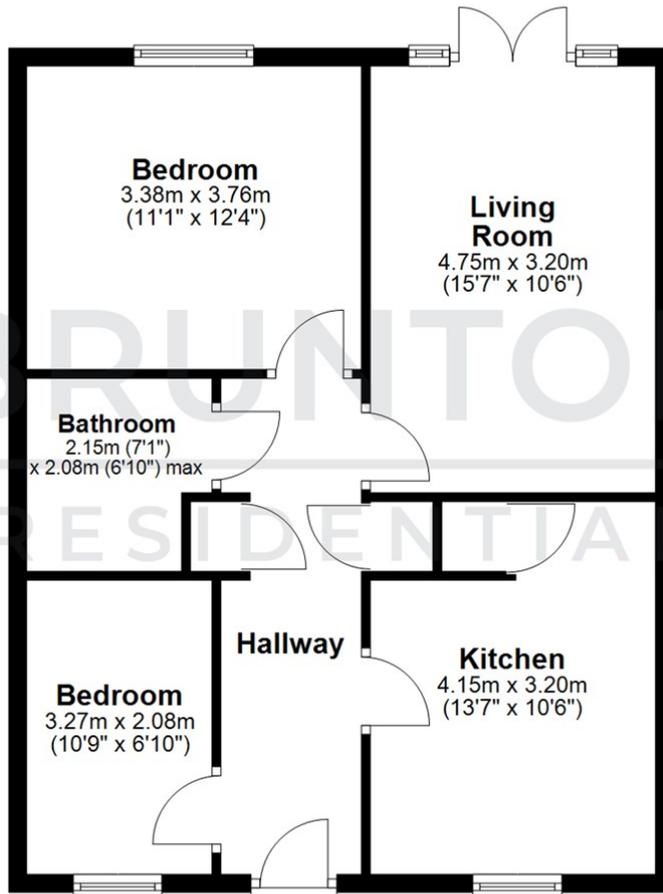
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :

### Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	