



Helping *you* move



## 138 Haygate Road, Wellington

A brand new three bedroom Detached Bungalow set on an exclusive development of just four new bungalows, all built to a high specification, in this sought after locality being close to Bowring Park and the Cricket Club

Offers in the Region of

**£464,950**

# 138 Haygate Road, Wellington, Telford, TF1 2BU

## Overview

- Detached Bungalow
- Exclusive Development
- Lounge
- Kitchen, Utility
- Three Bedrooms
- Master En-suite, main Bathroom
- Garage and Driveway parking
- Gardens, NHBC Warranty
- Gas CH, Double Glazing
- Solar Panels
- EPC A
- Council Tax – to be advised



## Location

Situated close to the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 7 offers access towards Shrewsbury in the West and Telford and the West Midlands Conurbation in the East.

## Brief Description

A new build, three bedroom detached bungalow set on an exclusive development of just 4 new bungalows.

The property comprises hall, Kitchen having a range of shaker style units with electric oven and hob, Extractor and dishwasher included. Ceramic tiled floors to kitchen and utility room. The living room enjoys doors out to the rear garden.



Off the hall there are three bedrooms, en suite shower room and bathroom.

Externally there is a paved driveway front the single garage, along with sandstone slabbed pathways patio and garden.

The property benefits from double glazed windows, gas central heating and solar panels.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band - to be advised

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Please note that both foul & surface water is pumped and that the service and maintenance of the pumps are to be on a shared cost basis via a service contract; this will be confirmed by solicitors during pre contract enquiries. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Junction 7 off the M54 proceed along Holyhead Road towards Wellington, at the traffic lights turn left into Haygate Road and then second left onto the new development.

#### METHOD OF SALE

For Sale by Private Treaty.

WE35982.230125

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR



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All measurements quoted are approximate:

**SITTING ROOM 17' 1" x 14' 0" (5.21m x 4.27m)**

**KITCHEN / DINING / FAMILY ROOM 16' 11" x 12' 2" (5.16m x 3.71m)**

**UTILITY ROOM 7' 6" x 5' 4" (2.29m x 1.63m)**

**BEDROOM ONE 11' 0" x 9' 10" (3.35m x 3m)**

**ENSUITE 7' 5" x 5' 6" (2.26m x 1.68m)**

**BEDROOM TWO 10' 10" x 9' 3" (3.3m x 2.82m)**

**BEDROOM THREE 9' 3" x 6' 11" (2.82m x 2.11m)**

**BATHROOM 6' 6" x 6' 8" (1.98m x 2.03m)**

**GARAGE 17' 3" x 9' 7" (5.26m x 2.92m)**

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**New Homes Disclaimer**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check individual properties. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.