

140 Haygate Road, Wellington, Telford, TF1 2BU

Offers in the region of £525,000

FOR SALE



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.

- Due for completion towards the end of 2024 – Largest Bungalow on the site
- Lounge, Kitchen, Utility, Master Bedroom Suite with Dressing Room & En-suite
- Two further Bedrooms, Bathroom, Garage, Driveway and Gardens
- Gas Central Heating. Double Glazing. Solar Panels and NHBC Warranty
- EPC to be advised. Council Tax Band to be advised



Estate Agents

01952 221 200

www.barbers-online.co.uk

Description

LARGEST BUNGALOW ON THE SITE A new build, three bedroom detached bungalow set on an exclusive development of just 4 new bungalows. The property is currently under construction and completion is expected towards the end of 2024.

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 is to the front. Off the hall there are three bedrooms and bathroom. The master bedroom enjoys a dressing room and en-suite shower room. Externally there is a paved driveway front the single garage, along with sandstone slabbed pathways patio and garden. Within the spacious rear garden, there is an oak tree with a tree protection order. The property benefits from double glazed windows, gas central heating, solar panels and a 10 Year NHBC Warranty.

Location

Situated a very short distance from Wellington Cricket Club and Bowring Park, a local green area with café and leisure facilities and extremely convenient for access into the nature reserves of The Ercall and The Wrekin. The traditional Market Town of Wellington offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Within 1 mile of the property there are Primary and Secondary Education facilities and Telford College and Wrekin College are within the perimeter of Wellington. Access to the M54 is approximately 3/4 mile away and links towards the County Town of Shrewsbury in the west and Telford and the West Midlands

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.

Local Authority

Telford & Wrekin Council, Southwater Square, St Quentin Gate,
1



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

Strictly by prior appointment with Barbers:

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk

1 Church Street, Wellington, Telford, TF1 1DD

Method of Sale

For sale by Private Treaty

New Homes Disclaimer

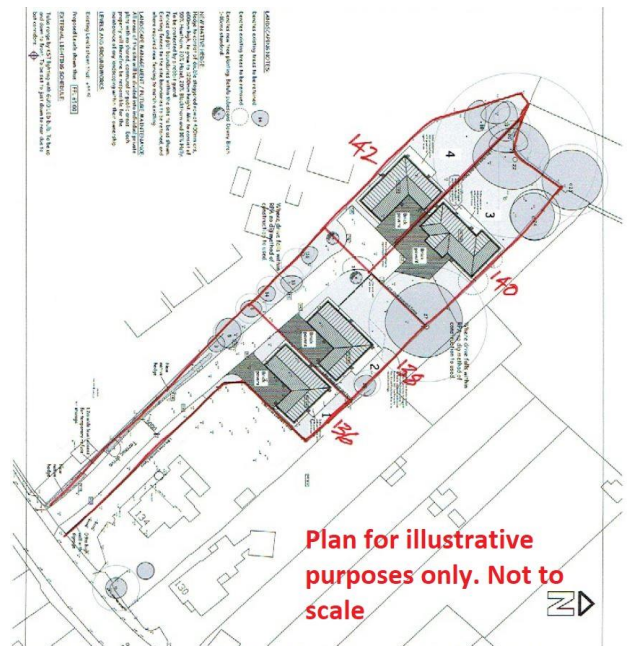
All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check individual properties. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, 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.

Disclaimer

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. The measurements given are approximate.

Anti-Money Laundering

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.



Messrs Barbers for themselves and for the vendors or lessors of this property whose Agents they are give notice: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but MUST satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Barbers has any authority to make or give any representation or warranty whatever in relation to this property. (4) All rents and prices in these particulars are subject to VAT at the standard rate where applicable.