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**Somerford, 36 Newport Road, Edgmond, Newport, TF10 8HF  
Offers In The Region Of £500,000**



# Somerford, 36 Newport Road, Edgmond, Newport, TF10 8HF

## Offers In The Region Of £500,000



### **NO UPWARD CHAIN**

Positioned on a good sized plot, the property comprises a double fronted three bedroomed detached bungalow with conservatory addition, separate garage with work bench area, store, off-road parking and a lovely rear garden. Situated in Edgmond, a rural village which sits in the north east of the Shropshire countryside, about two miles from Newport, with its highly regarded schools and leisure and shopping facilities, and approximately eight miles from Telford and fifteen miles from Shrewsbury, larger towns with even more amenities, rail and motorway links. The village itself has many facilities and amenities. There are two pubs – The Lion and The Lamb, St Peter's Primary School with its excellent OFSTED rating, which feeds into the Newport secondary schools and Church of England church, St Peter's. The Telford & Wrekin maintained Playing Fields are in the centre of the village with cricket and football pitches set out. There is a playground for young children behind the Bowling Club and a fenced multi-purpose games area next to the Cricket Pavilion. There is also a Post Office, housed in the Village Store in the centre of the village.

The gas centrally heated and double glazed accommodation is set out in more detail as follows;

### **Recess Porch**

With light fitting and uPVC panelled / double glazed entrance door to...

### **Entrance / Reception Hall**

Lovely wide hallway with radiators. Coving details to ceilings. Hatch to partially boarded loft with drop down ladder and light fitting.

### **Well Proportioned Lounge**

Having marble effect fireplace with inset coal effect gas fire and timber Adam style surround. Two uPVC framed double glazed windows divided by French doors, all with outlook to rear garden and immediate countryside views beyond. Radiator.

### **Breakfast Kitchen**

Modern fitted kitchen with an extensive range of base and wall mounted cupboards with the former finished in a natural stone worktop. 1 1/2 bowl sink unit with integrated Bosch dishwasher below. Also integrated larder style fridge, Hotpoint double oven and grill. 4 ring gas hob with extractor hood over. Splash back wall tiling and recess spotlights. Ceramic tiled floor extending to breakfast area with uPVC framed double glazed side window and radiator. uPVC framed double glazed patio doors to Conservatory.

### **Conservatory**

Having uPVC framed double glazed elevations with lovely outlook to rear garden countryside views towards Longford. French doors to rear garden. Power and light.

### **Utility Room**

With Belfast sink, fitted oak fronted cupboards / drawer unit with roll edge worktop. Plumbing connection for washing machine and space for condensing dryer. uPVC framed double glazed window with outlook to rear garden and enclosed door to side patio. Radiator.

### **Bedroom One**

Double size bedroom having uPVC framed double glazed bow window to the front. Two built-in double wardrobes with matching drawer bedside units. Radiator.

### **Bedroom Two**

Double size bedroom having uPVC framed double glazed bow window to the front. Radiator.

### **Bedroom Three**

Double bedroom with uPVC framed double glazed window. Panelled radiator.

### **Generous Sized Bathroom**

Refitted having modern suite comprising enamel surfaced metal bath with shower head attachment of mixer tap, low-level flush WC and pedestal wash basin. Separate 1 1/2 width shower cubicle with mains feed shower. Tiled walls and floor. Recess spotlights, heated chrome towel radiator and uPVC framed double glazed window.

### **Outside**

The bungalow is positioned on a good sized individual plot with the front garden set out to neat lawn and well stocked shrubbed borders. Double car width driveway / off-road parking area. Detached single Garage with electric up and over door to the front. Tap, power and lighting. To the far end is a small workbench area with window and power. Also useful integral external garden tool store. To the side of the garage is an enclosed tarmaced surface area that could be open to provide further parking areas including a caravan. From the front there is a gate (between the bungalow and garage) that leads to a side path and patio area. From the patio is the lovely well established rear garden, landscaped to areas of formal lawn, tidy shrubbed borders and further patio area. Step down from the lawn to a gravelled surfaced area with inset paving

slabs and shrubs. Open outlook to adjoining grazing / countryside views towards Longford, Newport.

### Additional Information

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: D

**EPC RATING:** D

**TENURE:** All usual mains services are connected and the bungalow is centrally heated via a series of radiators served by a gas fired boiler positioned in the utility room.

**SERVICES:** We understand that mains water, electricity, gas and drainage are connected.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: 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.

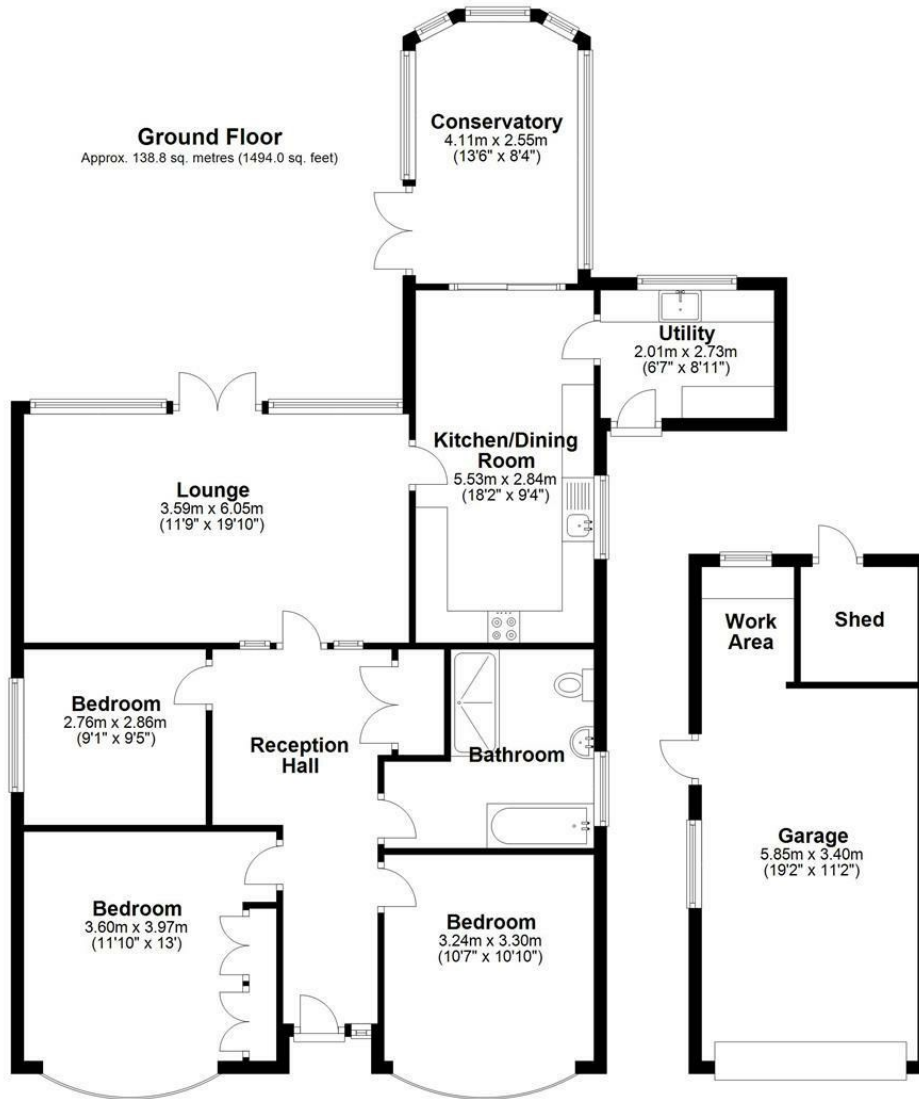
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>81</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 |         |                         |
|   |         | <b>66</b>               |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



**Ground Floor**  
Approx. 138.8 sq. metres (1494.0 sq. feet)

Total area: approx. 138.8 sq. metres (1494.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

