



**Estate Agents
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8 Merevale Way, Breton Park, Muxton, Telford, TF2 8NW
Offers In The Region Of £120,000



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8 Merevale Way occupies a quiet cul-de-sac position and is located on an attractive park home development known as Breton Park.

Muxton sits on the northern boundaries of Telford, and benefits from a wealth of amenities including a doctors' surgery, parks, shops, church, golf club and hotel/restaurant. Muxton lies approximately 4 miles from the Town Centre, 3 miles from Newport and about 1/2 mile from local shops and supermarkets. Telford has a large covered shopping centre, even more amenities, mainline rail and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

Available with No Upward Chain

Breton Park is a well established park home site for over 55's, situated between Wellington Road and open fields. This well presented home offers uPVC double glazed accommodation and is LPG centrally heated with the additional benefit of external rendered insulation.

The property in more detail: -

Hallway

Double glazed front door and radiator.

Kitchen

11'6" x 7'10" (3.51 x 2.40)

with a range of cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset composite sink and drainer unit. Space for stand alone cooker. Space and plumbing for washing machine. Space for upright refrigerator. Built-in pantry and concealed central heating boiler. Radiator. Two side aspect double glazed windows.

Lounge

11'9" x 11'5" (3.60 x 3.50)

having a decorative tiled fire surround and hearth incorporating a coal effect electric fire. Front and side aspect double glazed windows. Coved finish to ceiling. Radiator. Courtesy door opening to the garden.

Bedroom One

11'6" x 9'3" (3.51 x 2.83)

with a range of fitted full height bedroom furniture including two wardrobes and dressing table with base drawers below. Radiator and rear aspect double glazed window.

Bedroom Two

7'10" x 7'10" (2.40 x 2.40)

with side aspect double glazed window. Radiator. Fitted wardrobes.

Shower Room

being fully tiled with shower cubicle having full height glazed screen and mains shower unit. Inset wash hand basin with base cupboard below and enclosed W.C. Chrome faced radiator. Side aspect obscured patterned window.

Outside

The property is approached over the shared park road leading to a surfaced parking space, having neatly maintained gardens to three sides laid to pavings and lawned areas with ornamental gravelled areas and mature shrubs and plants. Outside water tap, external electric socket. Garden shed.

Additional Information

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

EPC RATING: Not applicable.

TENURE: Licence to occupy. The ground rent/maintenance fee of approximately £148.30pcm (to Feb. 2024) is payable to Breton Park.

SERVICES: Water and electricity separately charged and payable to Breton Park. Mains drainage connected and bottled gas central heating.

BROADBAND AND MOBILE SERVICES: We understand that broadband is not currently available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

*Vendors have made us aware that the mobile signal is good at the property with no black spots.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been affected by flooding the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments in the area.

COAL FIELDS/MINING: None to note but Telford is an historic mining area.

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

DIRECTIONS: Leave Newport on the A518 towards Telford. After the island with the Red House Inn, proceed for approximately 1/2 mile and take the next left into Wellington Road. Continue for approximately a mile and a half into Muxton where Breton Park can be found, situated on the right hand side.

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.

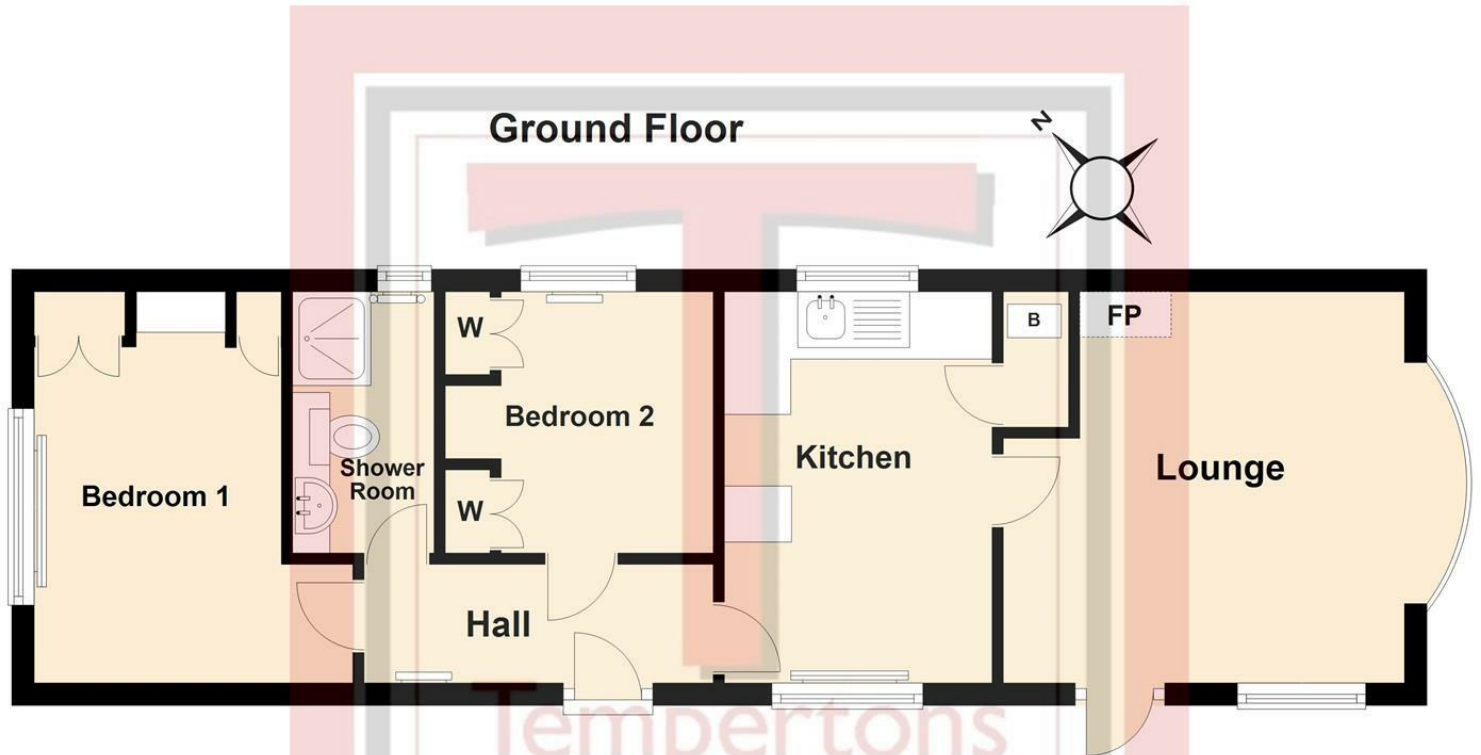
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.

Plan produced using PlanUp.

8 Merevale Way, Muxton, Telford

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.

