



**Estate Agents
Letting Agents
Surveyors & Valuers**

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**5 Buckland Walk, Newport, TF10 7NQ
Offers In The Region Of £464,950**

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NO UPWARD CHAIN

The property is ideally placed, close to lovely countryside walks yet within walking distance of Newport town centre. There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The property is offered with no upward chain, set out in further detail below;

Partially glazed door into....

Entrance Hall

Having a centrally located staircase with storage underneath. Front aspect double glazed window and radiator. Door to...

Cloakroom / WC

Low-level flush WC and wash hand basin. Radiator.

Lounge

17'5" max x 11'8" (5.31 max x 3.58)

A good sized room with a front aspect uPVC box bay window. Central fireplace with log burner. Two radiators. Double doors to...

Dining Room

10'10" x 11'8" (3.32 x 3.58)

Having a rear aspect uPVC double glazed window and radiator.

Kitchen / Breakfast Room

10'10" max x 14'7" (3.32 max x 4.46)

Having a range of base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. 1 1/2 stainless steel wash basin with drainer. Space for undercounter fridge and dishwasher. Eye-level double oven and electric hob with extractor hood above. Rear aspect uPVC double glazed window and courtesy door to rear garden. Radiator.

Utility Room

4'7" d 8'2" (1.40 d 2.49)

Stainless steel sink with drainer and cupboard below. Space for an upright fridge-freezer. Side aspect uPVC double glazed window and radiator. Door to...

Double Garage

17'10" x 8'0" / 15'10" x 8'6" (5.46 x 2.44 / 4.83 x 2.61)

Two electric roller doors to the front and door to the rear garden. Lighting, EV car charger and power points. Wall mounted central heating boiler.

Staircase from the Entrance Hall rises to the first floor Landing, cupboard housing the hot water cylinder and hatch to loft space with sturdy wooden ladder.

Main Bedroom

12'4" x 11'11" (3.76 x 3.65)

A good sized double bedroom with four built-in double wardrobes. Two front aspect uPVC double glazed windows. Radiator.

En-suite

Base cupboards and shelves with inset wash bowl and low-level flush WC. Large tiled walk-in shower cubicle with power shower head. Front aspect uPVC double glazed window and radiator.

Second Bedroom

9'2" x 9'10" (2.81 x 3.01)

With a rear aspect uPVC double glazed window and built-in double wardrobe. Radiator. Door to...

En-suite

Wash hand basin with cupboard and low-level flush WC. Shower cubicle with power shower head. Side aspect uPVC double glazed window and radiator.

Third Bedroom

11'4" x 7'3" (3.46 x 2.22)

Rear aspect uPVC double glazed window and built-in wardrobe. Radiator.

Fourth Bedroom

7'7" x 6'11" (2.33 x 2.12)

Rear aspect uPVC double glazed window and built-in wardrobe. Radiator.

Bathroom

Being partially tiled with panelled bath and hand held shower. Wash basin with cupboard below and low-level flush WC. Side aspect uPVC double glazed window and radiator.

Outside

The property features a tarmac drive offering ample parking and a landscaped lawn with mature shrubs and bushes. There is gated side access leading to the fully-enclosed rear garden. Landscaped to shaped lawn surrounded with a variety of shrubs and flowers. Patio area running the width of the house with plenty of space for summer dining. Additional space to the side of the house with space for a garden shed.

Additional Information

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

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

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

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendor has advised that there are none.

RIGHTS AND RESTRICTIONS: The vendor has advised that there are none.

FLOODING ISSUES: The vendor has advised us that the property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: We do not believe the property is affected.

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

DIRECTIONS: Proceed from the Newport High Street to Lower Bar, at the mini roundabout go straight over onto Chester Road. The Entrance for the Deer Park Estate can be found on your right a short distance up this road. Proceed through the estate and Buckland Walk can be found on your right, the property can be found towards the end of the cul-de-sac on your left.

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.

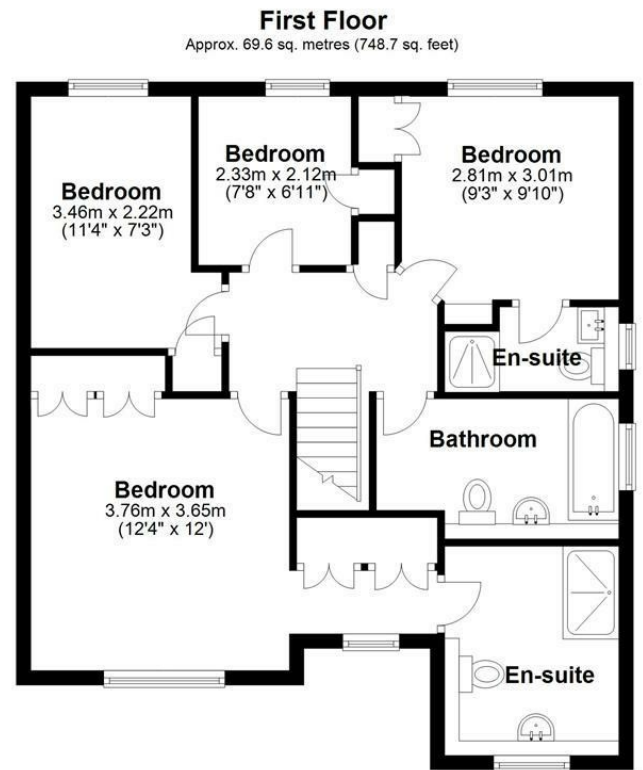
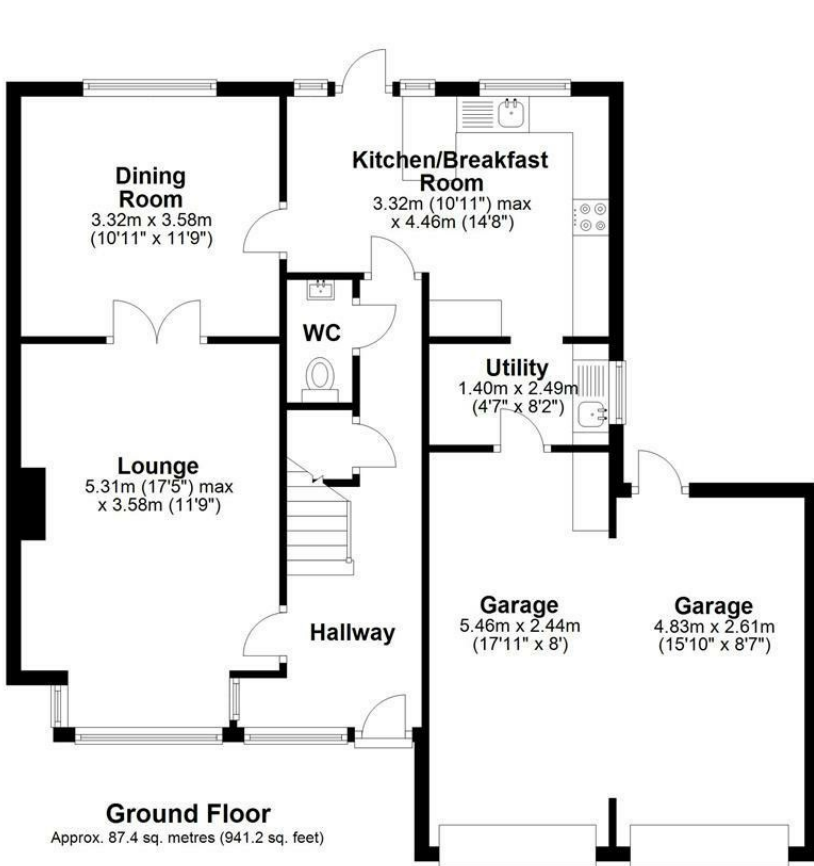
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	71	80
(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. 157.0 sq. metres (1689.8 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.

