



**Estate Agents  
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**1 South View, Sambrook, Newport, TF10 8AS**  
**Offers In The Region Of £195,950**





# 1 South View, Sambrook, Newport, TF10 8AS

## Offers In The Region Of £195,950



### Available with No Upward Chain

This newly refurbished two bedroomed semi-detached house is located in the lovely village of Sambrook. Sambrook is a popular Shropshire village, located about 6 miles from the Market Town of Newport and approximately 2 ½ miles from the larger neighbouring village of Hinstock. Sambrook benefits from having a village Church, community hall and pub, with a local shop and primary school a short distance away at Hinstock.

The accommodation is briefly set out as follows:-

uPVC panelled front entrance door to

### Entrance Hall

with radiator and uPVC framed double glazed side window.

### Full Depth Lounge Diner

19'1" x 10'0" (5.84 x 3.05)

with uPVC framed double glazed windows front and rear. Also panelled radiator.

### Newly Refitted Kitchen

12'2" (max) x 8'5" (3.71 (max) x 2.59)

with a good range of modern base and wall mounted cupboards with the former finished with roll edge worktop. Stainless steel sink unit with recess beneath having plumbing connection for a washing machine. Space for electric cooker. uPVC framed double window with outlook to rear garden. Panelled radiator. Off is an under-stairs cupboard with setlas and patterned double glazed side window.

From the Kitchen, side door to

### Utility Area

8'5" (max) x 7'1" (2.58 (max) x 2.18)

with radiator, uPVC framed patterned double glazed side window and external doors front and rear. Off is a cloakroom/W.C. with low level flush toilet and uPVC framed patterned double glazed window.

From the Entrance/Through Hall stairs to Landing.

### Landing

with uPVC framed double glazed side window. Radiator. Access hatch to loft.

### Bedroom One

8'0" x 18'9" (2.46 x 5.74)

large double size bedroom having uPVC framed double glazed windows with pleasant outlook to the front. Panelled radiator.

### Bedroom Two

8'7" x 12'1" (2.64 x 3.69)

double size bedroom with uPVC framed double glazed window. Panelled radiator. Built-in cupboard with shelving.

### Bathroom

Modern white suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level flush W.C. Panelled radiator. uPVC framed patterned double glazed window.

### Outside

The property is positioned set back off the road and is one of eight semi-detached houses in a crescent. There is residents' off road parking to the front on a first come, first served basis. The front garden mainly finished to rough lawn with a concrete path to front door and side garden. The enclosed rear garden is laid out to slabbed patio and lawn.

### Additional Information

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

EPC RATING: E (49)

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, and drainage are connected. The accommodation is heated via a series of radiators served by an electric Mitsubishi Air to water heat pump unit.

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.

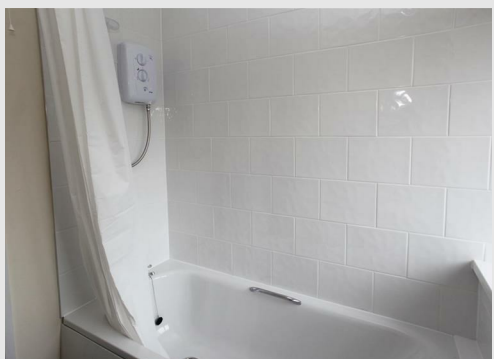
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

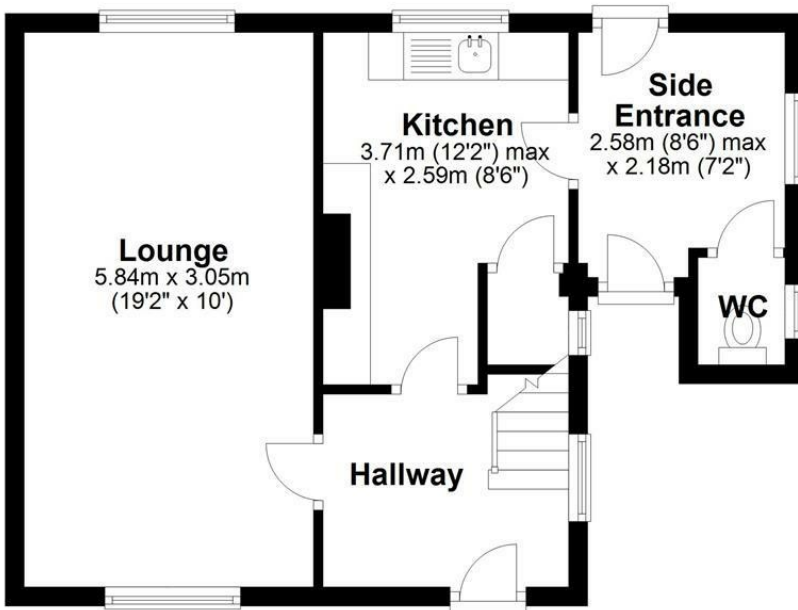




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

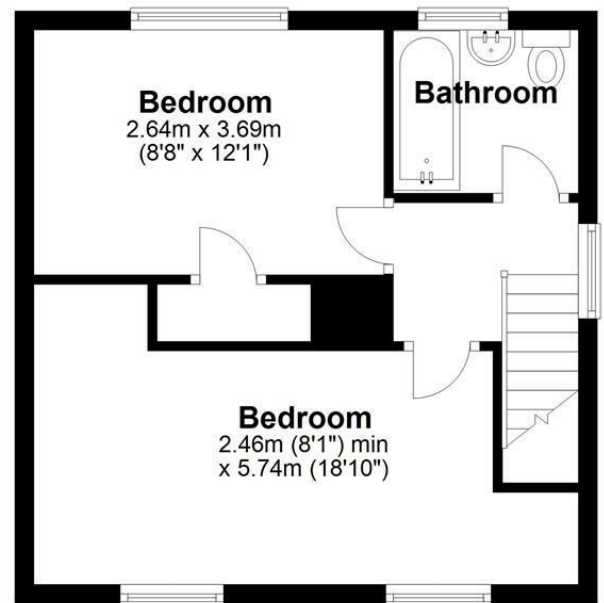
### Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 81.6 sq. metres (878.9 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.

