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**31 Mentone Crescent, Edgmond, TF10 8HR  
Offers In The Region Of £279,950**



# 31 Mentone Crescent, Edgmond, TF10 8HR

## Offers In The Region Of £279,950



### NO UPWARD CHAIN

Edgmond is 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 property is set out in further detail below;

uPVC door into...

### Entrance Hall

Having a central staircase leading to the first floor Landing. Complete with wood flooring and radiator.

### Lounge

Front aspect uPVC double glazed window. Central fireplace incorporating an electric log burner. Radiator.

### Kitchen-Diner

Having base units comprising cupboards and drawers with contrasting work surfaces above and corner wall mounted cupboards. 1 1/2 wash basin with drainer and Integrated oven with electric hob above. Space for undercounter fridge. Two useful storage cupboards. Rear aspect uPVC double glazed window and radiator. Door to...

### Utility Room

Comprising base cupboards with contrasting work surfaces above. Stainless steel sink with drainer. Space for washing machine and an upright fridge freezer. Side aspect uPVC double glazed window and external courtesy door to rear garden.

### Conservatory

Being half bricked with uPVC double glazed elevations above and a translucent roof. Patio doors opening to the rear garden. Radiator and wood flooring.

The centrally located staircase from the Entrance hall rises to the first floor Landing, with a side aspect uPVC double glazed window and cupboard housing the hot water cylinder.

### Main Bedroom

A good sized double bedroom with a front aspect uPVC double glazed window and radiator.

### Bedroom Two

Double bedroom with rear aspect uPVC double glazed window and radiator.

### Bedroom Three

Single bedroom with front aspect uPVC double glazed window and radiator.

### Refitted Bathroom

'P' shaped bath with electric shower over. Pedestal wash basin and low-level flush WC. Rear facing uPVC double glazed window.

### Outside

The property offers ample off-road parking on a gravelled drive to the front screened by mature hedges. Gated side accessed leads to the good sized landscaped rear garden, set out to lawn, gravel and patio areas. Outside tap.

### Additional Information

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

EPC RATING: D

TENURE: We are advised by the Vendors, 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: Vendors are not aware of any

RIGHTS AND RESTRICTIONS: Vendors are not aware of any

**FLOODING ISSUES:** It is understood property has not flooded in the last 5 years

**PLANNING PERMISSIONS/DEVELOPMENTS:** We are not aware of any in the immediate vicinity

**COAL FIELDS/MINING:** We have been advised that the property is not in a coal mining area.

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

**DIRECTIONS:** Proceeding from the Newport High Street towards Lower Bar, go straight over the mini roundabout by the Shell Garage. At the next roundabout take the first exit left onto the Shrewsbury Road towards Edgmond. Take a left turning onto Chetwynd Road and a right turning into Mentone Crescent, the property can be found towards the end of this road on your left 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.

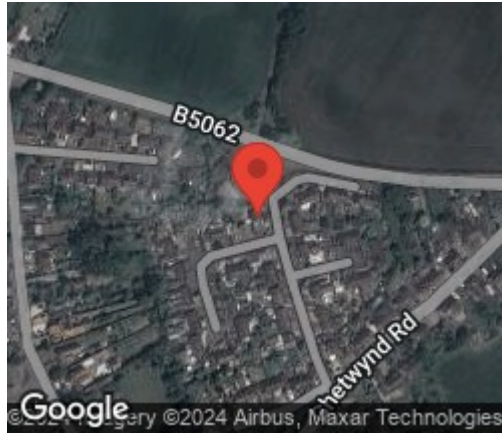
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

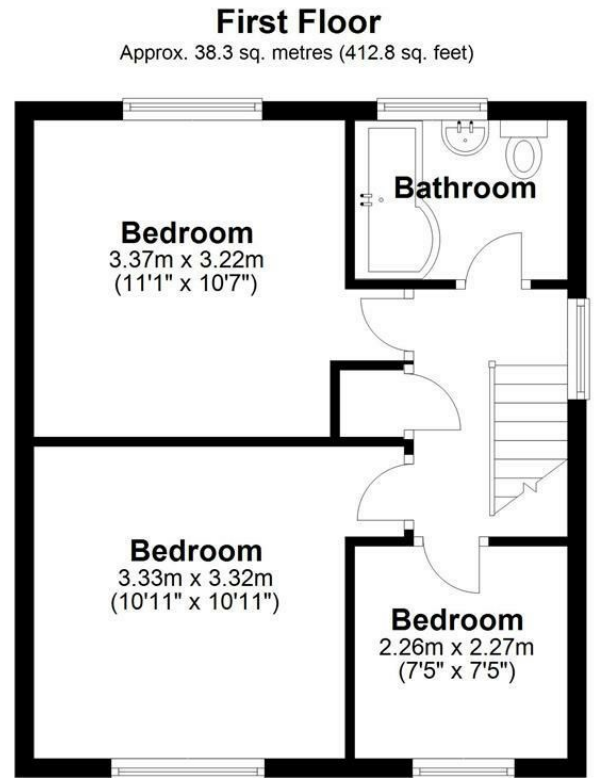
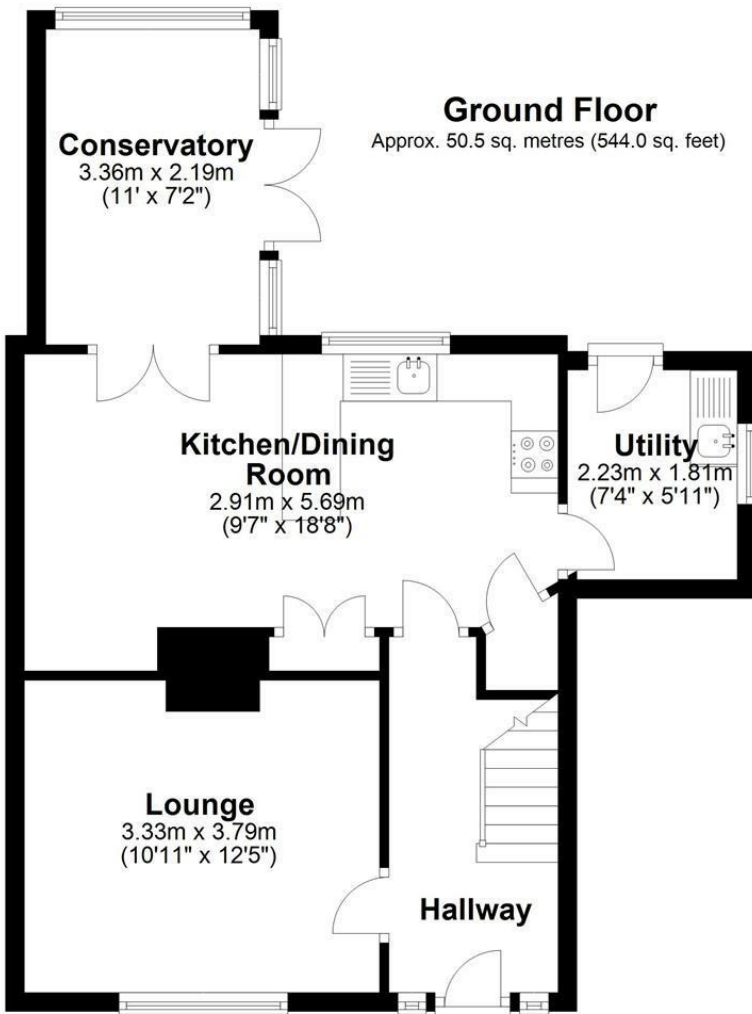
**HOMEBUYERS SURVEYS AND VALUATIONS** undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

**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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 88.9 sq. metres (956.7 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.

