



**Estate Agents
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**2 Moat House Gardens, Hinstock, TF9 2FB
Offers In The Region Of £375,000**

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This modern detached bungalow of traditional construction was built approximately 3 years ago, being part of a small, attractive development of four similar bungalows in the popular Shropshire village of Hinstock, located on the A41 between Newport and Market Drayton. The village has a primary school with a "Good" OFSTED rating (inspected March 2023), a Post Office/ shop and a community run pub, The Falcon. A greater range of shops, supermarkets and leisure facilities can be found in Newport, Market Drayton, Stafford and Telford.

Stafford Station (18 miles), Shrewsbury Station (20 miles) and Wolverhampton Station (27 miles) are all mainline stations. The A41 provides easy access to both the North West in one direction and the West Midland conurbation in the other, linking into the A5, M54 and M6.

Available with no upward chain

The well presented and spacious accommodation is offered with no upward chain, built to a high specification offering several features: built-in appliances to the kitchen all made by Bosch, fitted wardrobes to two bedrooms, sunny aspect gardens and electric remote operated garage doors.

The property in more detail comprises:-

Tiled canopy porch and composite panelled front door with side screen into

Hallway

having panelled radiator and access hatch to partially boarded loft space having fitted loft ladder and light.

Open Plan Lounge

21'6" x 11'2" (6.57 x 3.42)

with contemporary wall mounted fireplace and electric fire. Double glazed bi folding doors with rear garden with rear and side aspects of the gardens. Radiator.

Open Plan Modern Kitchen

14'5" x 9'3" (4.40 x 2.82)

having a range of modern fitted cabinets comprising base and wall mounted cupboards and drawers with marble effect work surfaces. Inset sink and drainer unit. Eye level electric double electric oven and matching separate 4 ring induction hob with chimney style extractor cooker hood above. Integral fridge, freezer and dishwasher. Useful breakfast bar with further drawers below. Rear aspect double glazed window. Radiator.

Utility Room

9'0" x 6'8" (2.75 x 2.04)

with matching flooring and wall cabinets continuing from the kitchen having inset sink and drainer unit with space for washing machine and dryer. Courtesy door to garage. Double glazed rear aspect window and glazed door to the rear garden.

From the hallway

Bedroom One

15'10" x 10'2" (4.84 x 3.10)

with fitted full height wardrobes and shelving having hanging rails. Radiator and double glazed front aspect window.

En-Suite Shower Room

being fully tiled with contemporary suite comprising double width shower cubicle and glazed screen having chrome faced mains shower unit. Wash hand basin and base cupboard below. Close coupled W.C. and chrome faced ladder radiator.

Bedroom Two

10'9" x 9'0" (3.30 x 2.76)

with two double width fitted full height fitted wardrobes. Radiator and double glazed front aspect window.

Bedroom Three

9'9" x 9'9" (2.98 x 2.98)

having rear aspect double glazed window and radiator.

Bathroom

fully tiled modern suite comprising "P" shaped bath with electric shower unit above and modesty screen. Wash hand basin and base cupboard below. Close coupled W.C. Chrome faced ladder radiator and side aspect double glazed window.

Outside

The property is located on a small exclusive development accessed over a private shared approach road with open plan neatly shaped lawns and a paved driveway offering ample off road parking leading to the Garage (5.78m x 2.64m) with electric operated roller shutter doors, light and power.

The attractive fully enclosed rear gardens enjoy a sunny aspect laid out with shaped lawns with maturing side borders, specimen trees and a variety of flowering shrubs and plants. Paved patio area and gated access on both sides.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, that the property is in Band D.

EPC RATING: C (70)

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 services are 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 there are no mobile black spots within the property.

RIGHTS AND RESTRICTIONS: Moat House Gardens is understood to be a private unadopted road.

FLOODING ISSUES: The property has not been subject to any flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: None that the vendors are aware of.

COAL FIELDS/MINING: The property is not in a known coal mining area.

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

DIRECTIONS: From Newport High Street proceed North out of the town onto Chester Road. At the junction with A41 turn left towards Whitchurch. Continue on this road for 3-4 miles and take the first right turn for Hinstock. Follow this road to the left and Moat House Gardens can be found on the right after a short distance.

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.

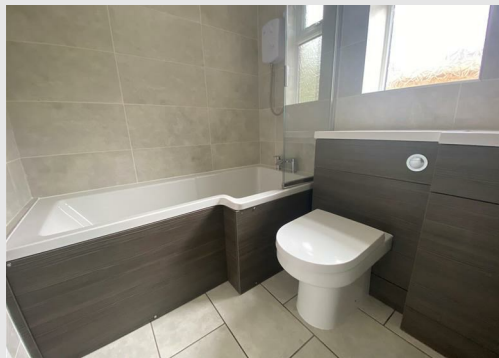
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

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.

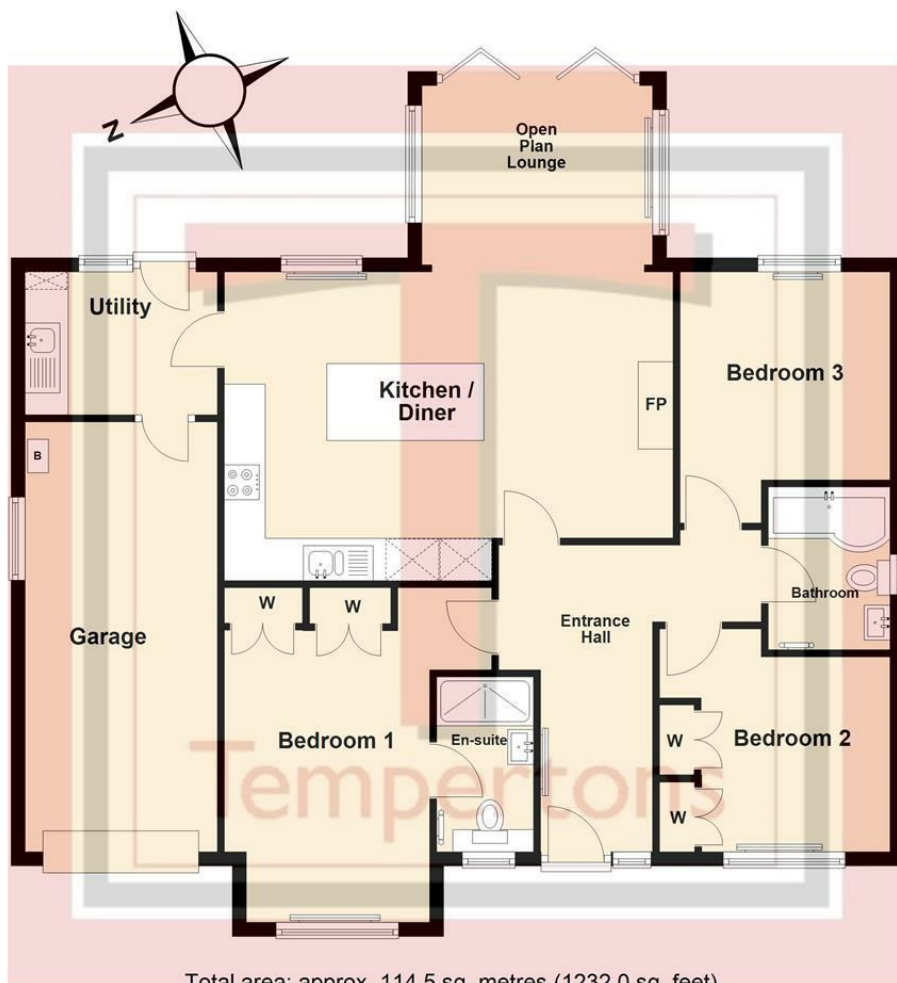
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





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		
	70	81
England & Wales		EU Directive 2002/91/EC

Ground Floor



Total area: approx. 114.5 sq. metres (1232.0 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.

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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.

