



**Estate Agents
Letting Agents
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5 Masons Place, Newport, TF10 7JS
Offers In The Region Of £225,000

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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 easy access to the main road network from Newport.

The property is in need of some general refurbishment but benefits from double glazed windows throughout and gas central heating. Set out in further detail below;

Front door with full-height glazed panel to one side.

Entrance Hall

Having an understairs cupboard, radiator and staircase to first floor Landing.

Kitchen-Diner

16'7" x 10'9" (5.07 x 3.28)

base units comprising cupboards and drawers with contrasting work surfaces over. Integrated oven with gas hob above. Stainless steel sink with drainer. Space for an upright fridge freezer and dishwasher. Door to utility. Dining section with rear aspect double glazed window and door to rear garden. Radiator. Arch into...

Living Room

12'7" x 10'4" (3.85 x 3.15)

Having a central fireplace with electric fire. Front aspect double glazed window and radiator.

Utility Porch

Space and plumbing provision for a washing machine and dryer. Rear aspect window and courtesy door to rear garden.

Staircase from the Entrance Hall leads to the first floor Landing, with side aspect double glazed window and hatch to loft.

Bedroom One

12'11" x 8'4" (3.95 x 2.56)

Double bedroom with front aspect double glazed window and fitted wardrobes. Radiator.

Bedroom Two

10'9" x 9'11" (3.29 x 3.04)

Double bedroom with rear aspect double glazed window and cupboard with hanging rail. Radiator.

Bedroom Three

9'10" x 6'5" (3.02 x 1.98)

Single bedroom with front aspect double glazed window and over stairs cupboard housing the newly fitted central heating boiler. Radiator.

Bathroom

Panelled 'P' shaped bath with electric shower over. Wash basin with cupboard below and low-level flush WC. Towel radiator and rear aspect window.

Outside

Driveway offering ample parking to the front and landscaped lawn. Gated side access leads to the enclosed rear garden laid to hard standing, patio and lawn area. 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: 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 us that there are none.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: We are advised that the property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any directly affecting the property.

COAL FIELDS/MINING: The property is not affected

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

DIRECTIONS: Proceed from the High Street down past the Church into

Lower Bar, continue straight over the mini island into Chetwynd End, take a right turn into Forton Road. Take a left into Masons Place and the property can be found on your left handside.

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.

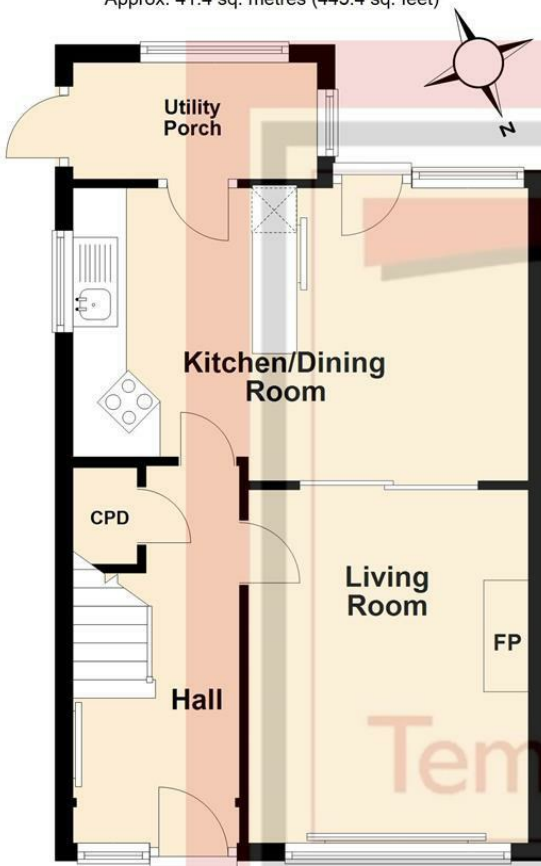




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

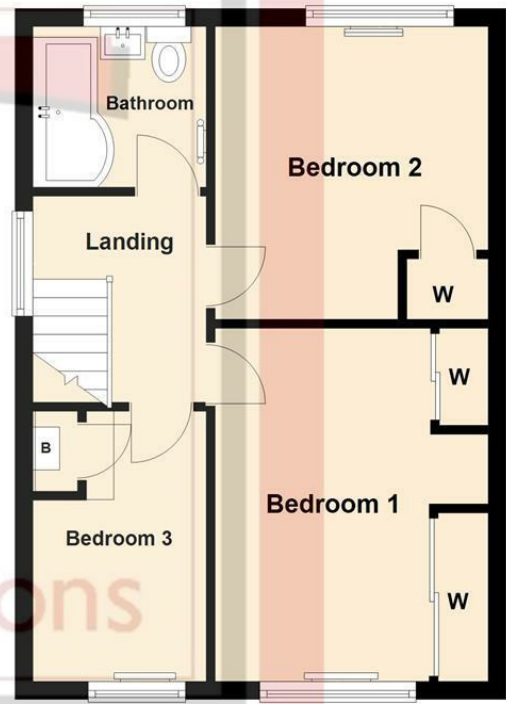
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.3 sq. feet)

This floor 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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

5 Masons Place, Newport

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.

