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**8 Brook View, Newport, TF10 7UB  
Offers In The Region Of £475,000**

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# 8 Brook View, Newport, TF10 7UB

## Offers In The Region Of £475,000



### **\*\*NO UPWARD CHAIN\*\***

In brief, the property is arranged to include a lounge, kitchen-diner, utility and cloakroom / WC to the ground floor with first floor comprising three double bedrooms (one with en-suite) and a family bathroom. The second floor is entirely set out to the principal bedroom complete with dressing area and en-suite. Externally, there is driveway parking to front leading to an integral garage. Side access to the very pleasant rear garden landscaped to patio and lawn areas with a Brook at the end of the garden.

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 double glazed and centrally heated accommodation is set out in further detail below;

### **Entrance Hall**

Staircase leading to the first floor landing. Radiator and tiled flooring. Internal door to Garage.

### **Cloakroom / WC**

Having a low-level flush WC and wall mounted wash basin. Porcelain tiled floor and spotlights.

### **Lounge**

13'8" x 12'4" (4.17 x 3.76)

A lovely well proportioned room with double glazed walk-in bay window to the front. Central inset contemporary fireplace incorporating a gas fire with marble effect heath and surround.

### **Full-Width Kitchen-Diner**

25'1" x 9'8" (7.65 x 2.95)

Stunning kitchen refitted in November 2017, having wall and base units comprising cupboards and drawers with shaker style fronts finished with wood block work surfaces over. Integrated double oven, wine cooler, dishwasher and fridge-freezer. Porcelain Belfast sink and 5 ring gas hob with filter extractor hood over. Breakfast bar with drop lamps above. Rear aspect uPVC double glazed window and patio doors to rear garden. Two radiators. Door to...

### **Utility Room**

Matching base cupboards to Kitchen with inset stainless steel sink unit. Recess for washing machine. Wall mounted cupboard housing central heating boiler. uPVC framed double glazed door to side path and rear garden.

Staircase from the Entrance Hall rises to the first floor Landing.

### **Second Bedroom**

12'4" x 11'8" (3.78 x 3.56)

A large double bedroom having a lovely feature arch window to the front. Built-in double wardrobe and two radiators.

### **En-suite**

Beautifully refitted having fully tiled walls and floor. Walk-in shower with mains feed rainfall shower head and jets. Low-level flush WC and wash hand basin with cupboard below. Chrome towel radiator and front aspect uPVC double glazed window. Underfloor heating.

### **Third Bedroom**

13'1" x 9'8" (4.01 x 2.95)

Having a built-in full-height double wardrobe with sliding doors. uPVC double glazed window with outlook to rear garden, brook and grazing land. Radiator.

### **Fourth Bedroom**

9'8" x 12'7" (2.97 x 3.84)

Half-height painted panelled effect finish to walls. uPVC double glazed window with outlook to rear garden, brook and grazing land. Radiator.

### **Family Bathroom**

Refitted bathroom with half height tiled walls and patterned tiled flooring. Panelled bath with handheld shower. Pedestal wash basin and low-level flush WC. Front aspect uPVC double glazed window and towel radiator.

Staircase from the first floor Landing rises to a door opening into...

### **Main Bedroom**

11'8" x 11'3" (3.56 x 3.44)

Generous sized double bedroom with front aspect uPVC double glazed window, rear aspect skylight and radiator. Dressing area with built-in double wardrobe and rear aspect sky light. Eaves storage and hatch to loft. Door to...

### **En-suite**

Being partially tiled with shower cubicle. Low-level flush WC and pedestal wash basin. Side aspect uPVC double glazed window and radiator.

### **Garage**

18'0" x 8'3" (5.49 x 2.54)

Up and over door. Power and light.

## Outside

To the front there is parking on a stone driveway, lawn to the side. Gated side access leads to the south east aspect rear garden, with immediate outlook to grazing land. Neatly landscaped to raised patio with steps down to the lawn. Garden shed, outside lighting and external tap. The property is understood to include part of the brook at the end of the garden.

## 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:** We understand that a service charge of £394.73 PA is payable to Islington Close (phase 2) management company LTD for private roads and gates.

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

**FLOODING ISSUES:** The property has not flooded in the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** The vendor is not aware.

**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](mailto: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.

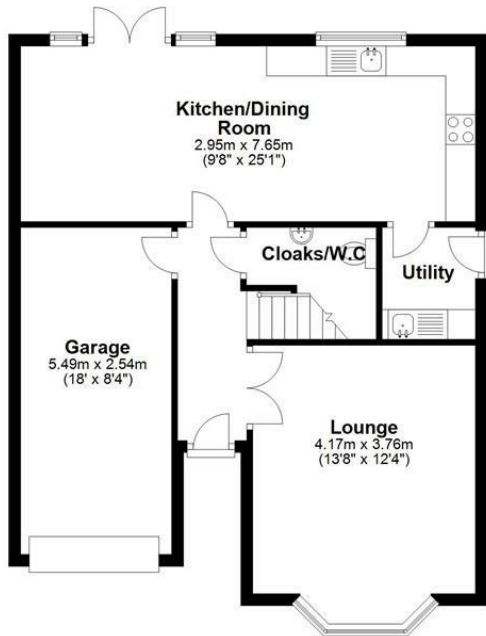




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	84
England & Wales		EU Directive 2002/91/EC

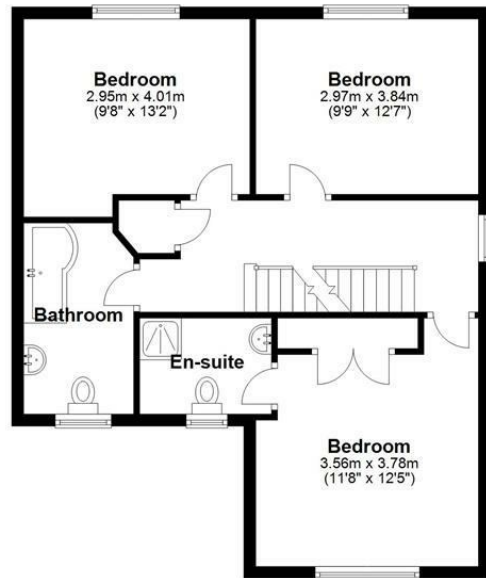
**Ground Floor**

Approx. 65.5 sq. metres (705.1 sq. feet)



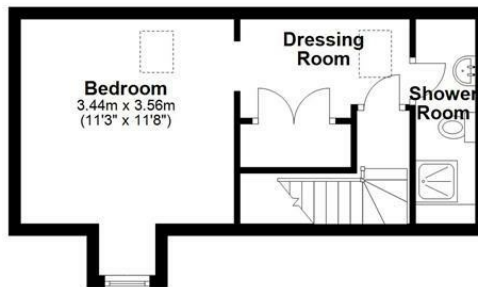
**First Floor**

Approx. 69.5 sq. metres (748.4 sq. feet)



**Second Floor**

Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 162.1 sq. metres (1744.6 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.

