



**Estate Agents
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2 The Yelves, Hinstock, Market Drayton, TF9 2NQ

Offers In The Region Of £285,000



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The property is positioned just a short distance from the country village of Hinstock, having a thriving community which benefits from a primary school, shop with Post Office, village hall, parish church and Methodist chapel, as well as various leisure facilities. The close-by larger towns of Newport and Market Drayton have a wide variety of shops, supermarkets and leisure facilities, as well as primary and secondary schools. The property is also within easy commuting distance of Telford, Shrewsbury and Stafford, with their mainline train stations, and the A41 provides direct access to the M54 and West Midlands to the south and Chester/Wales to the north.

The property is set out in further detail below;

Front door into...

Entrance Hall

Having a cupboard with hot water cylinder and meter cupboard. Three radiators and a front aspect window. Quarry tiled flooring. Door into...

Lounge

16'4" x 16'3" max (4.99 x 4.96 max)

A well proportioned room having dual aspect. Central log burner, front aspect window and rear aspect 'French' doors opening out to the garden. Quarry tiled flooring and two radiators.

Kitchen

12'4" max x 9'7" (3.76 max x 2.94)

Having base and wall mounted units comprising cupboards and drawers with wood effect work surfaces over. Stainless steel sink and drainer. Built-in cupboard and pantry. Rear aspect window.

Garage

16'11" x 10'11" (5.18 x 3.33)

Accessed via an internal door from the Entrance Hall, double hinged doors from the front and side external courtesy door. Having power and light. Door to...

WC

Having a low-level flush WC.

Lean-to

10'0" x 7'9" (3.07 x 2.37)

Modern oil fired boiler. Space and plumbing provision for a washing machine. Courtesy door to rear garden.

Staircase from the Entrance Hall rises to the first floor Landing, with hatch to loft and front aspect window.

Bedroom One

14'3" x 9'9" (4.36 x 2.98)

Double bedroom with rear aspect window.

Bedroom Two

10'11" x 9'9" (3.34 x 2.98)

Double bedroom with rear aspect window and radiator.

Bedroom Three

11'1" x 6'3" (3.39 x 1.91)

A good sized single bedroom with front aspect window.

Bathroom

Having a panelled bath and separate shower cubicle with mains fed shower head. Low-level flush WC and pedestal wash basin. Radiator and side aspect window.

Outside

To the front, the property offers ample parking on a tarmaced driveway and well maintained front lawn. Gated side access leads to the good sized enclosed rear garden, set out to lawn and patio areas with potential for further landscaping. Log store shed and green house. Gates to the end of the rear garden open out to a back road with potential for a parking space.

Additional Information

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

EPC RATING: TBC

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. Oil fired boiler serves a series of radiators where indicated. The property benefits from a number of photovoltaic (PV) panels which help to supplement the electric supply.

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 is not aware of any affecting the property. It is understood that the PV panels are currently leased. No further details provided.

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 of any

affecting the property.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: From Newport, proceed along the A41 towards Market Drayton. Take a right turning into Hinstock and another immediate right turning onto Marsh lane. Follow this road until reach a T junction and take a right turning towards the Yelves. The property can be found on your left 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 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.

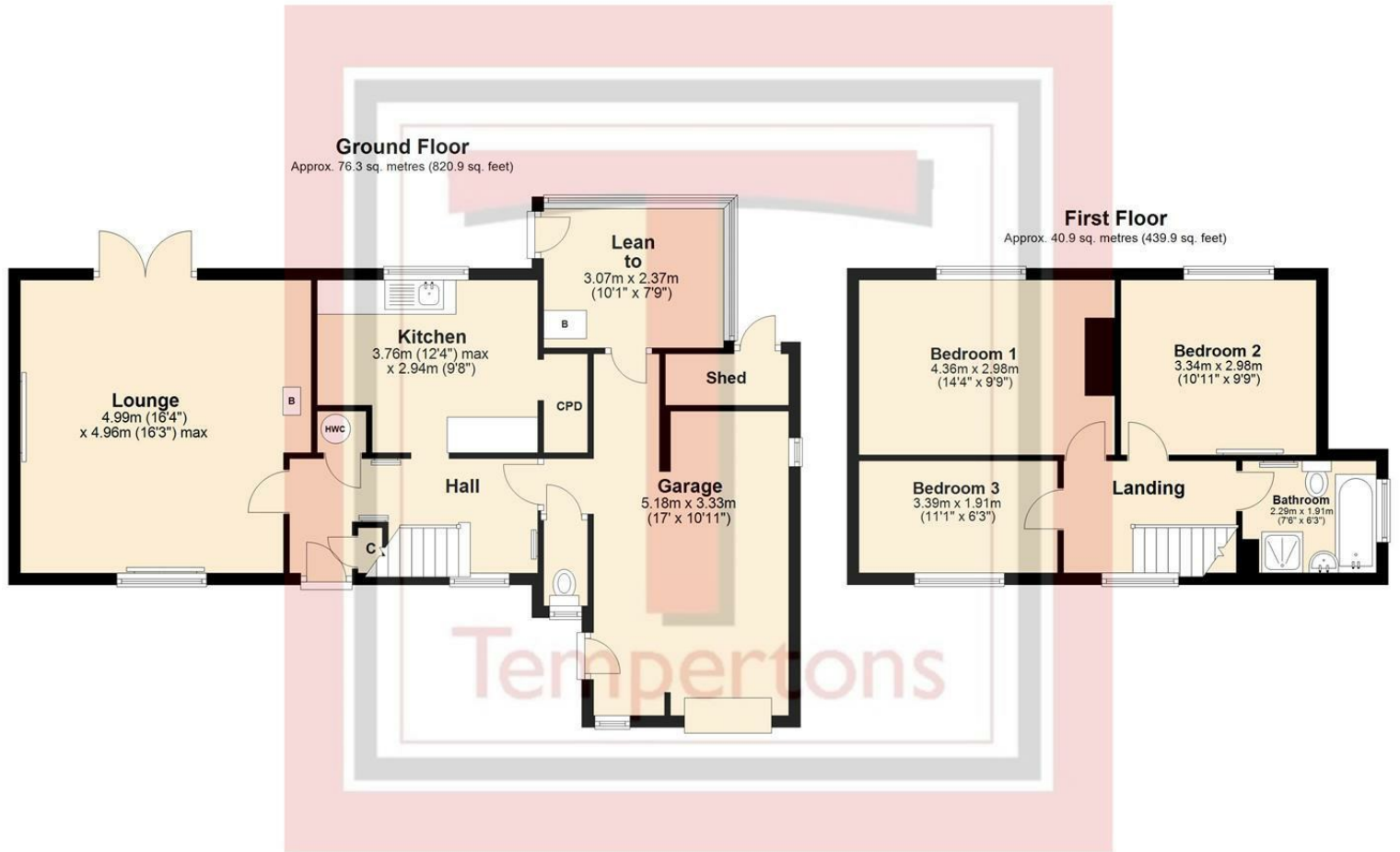
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(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



Total area: approx. 117.1 sq. metres (1260.9 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.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

