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**42 Vineyard Drive, Newport, TF10 7DE
Offers In The Region Of £389,950**

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****NO UPWARD CHAIN**** Number 42 is a 4/5 bed roomed extended detached property of brick and tile construction, benefiting from spacious family accommodation across two floors and being situated in the thriving town of Newport. The property has been modified and extended to include a ground floor bedroom, guest cloakroom, additional bedroom to the first floor, en-suite to the main bedroom and a rear extension to the lounge and kitchen.

Positioned within a half mile of the High Street, 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 good 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 gas centrally heated accommodation is set out in further detail below;

Entrance Hall

Having an understairs cupboard and radiator.

Dining Room

13'6" x 10'7" (4.12 x 3.24)

A well proportioned room having a central fireplace incorporating a gas fire. Front aspect uPVC double glazed bay window and radiator. Arch into...

Lounge

11'11" x 10'7" (3.65 x 3.24)

Having a fireplace inset and flue connection for a log burner. Radiator and uPVC 'French' doors to the rear garden.

Kitchen

14'2" x 8'0" (4.34 x 2.46)

Fitted with base and wall mounted units comprising wood fronted cupboards and drawers with contrasting work surfaces over and breakfast bar. Integrated oven with 5 ring gas hob over with extractor hood above. Space for an upright fridge-freezer. 1 1/2 sink with drainer and dishwasher. Rear aspect uPVC double glazed window and radiator.

Utility Room

10'4" x 6'2" (3.15 x 1.88)

Base and wall mounted cupboards with contrasting work surfaces above. Sink with drainer. Built-in cupboard with plumbing provision for a washing machine. Rear aspect uPVC double glazed window and courtesy door. Door to...

Cloakroom / WC

Low-level flush WC and pedestal wash basin.

Ground Floor Bedroom / Family Room

14'9" max x 7'10" (4.52 max x 2.41)

Having a front aspect uPVC double glazed window and radiator. Built-in cupboard with hanging rail. External side courtesy door.

The centrally located staircase from the Entrance Hall rises to the first floor Landing, having hatch to loft with fitted loft ladder. Cupboard housing the gas boiler.

Main Bedroom

14'1" x 10'7" (4.30 x 3.24)

Being of good size having a front aspect uPVC double glazed bay window and radiator.

En-suite

Tiled shower cubicle with electric shower head over. Low-level flush WC and wash basin with cupboards below. Front aspect uPVC double glazed window and radiator. Underfloor heating.

Bedroom Two

11'9" x 10'4" (3.60 x 3.15)

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

Bedroom Three

11'9" x 7'10" (3.59 x 2.41)

Having a front aspect uPVC double glazed window and radiator.

Bedroom Four

8'10" x 6'3" (2.70 x 1.91)

Having a rear aspect uPVC double glazed window and radiator.

Bathroom

Being fully-tiled complete with a panelled bath and shower cubicle with mains fed shower head. Low-level flush WC and pedestal wash basin. Rear aspect uPVC double glazed window and towel radiator.

Outside

The property offers ample parking to the front on a block paved drive with gravelled areas either side. The neatly landscaped rear garden is laid to shaped lawn, patio and raised gravelled areas. There is an additional fenced area to the rear. Useful shed split into two sections, both measuring 2.45 x 3.24 having power and light. Outside tap and external power sockets.

Additional Information

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

EPC RATING: D

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 is not aware of any.

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.

COAL FIELDS/MINING: We are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: 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.

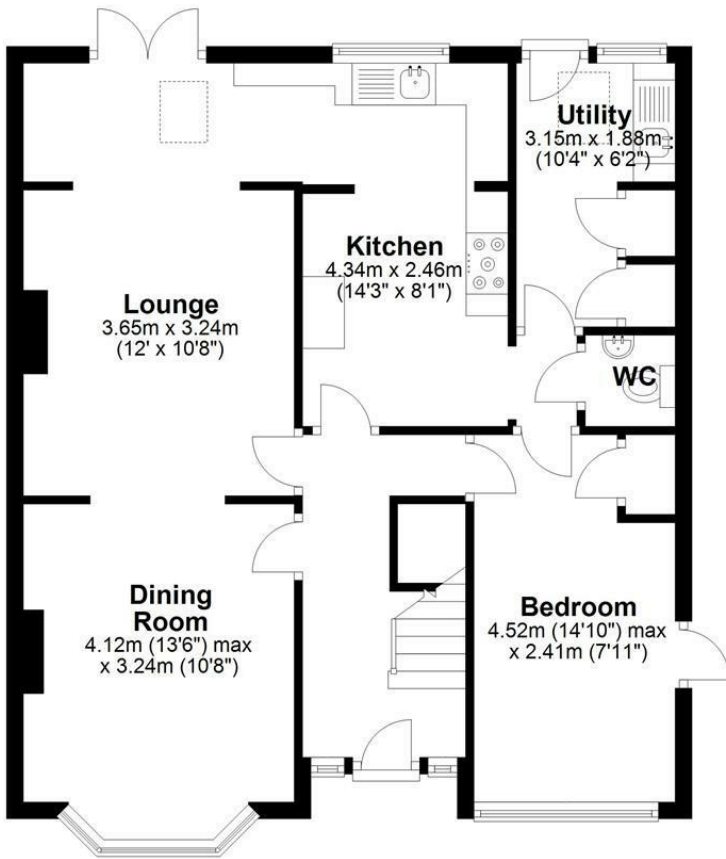




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales		EU Directive 2002/91/EC

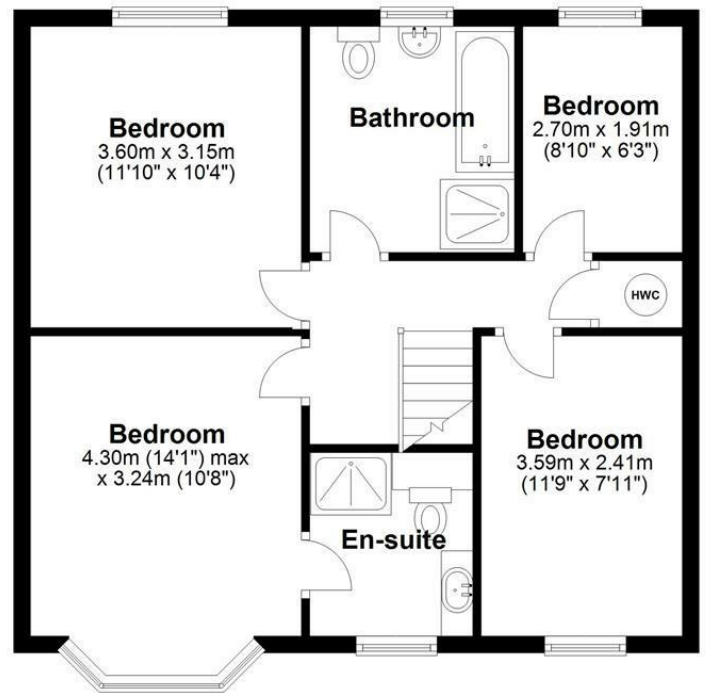
Ground Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.7 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.

