



**Estate Agents  
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**94 Turreff Avenue, Donnington, Telford, TF2 8HG**

**Offers In The Region Of £150,000**



# 94 Turreff Avenue, Donnington, Telford, TF2 8HG

## Offers In The Region Of £150,000



The property is located in a well established residential area of Donnington, a popular district of North Telford. Donnington has a range of facilities including a parade of shops, a community centre and library, primary schools, health centre, supermarkets and entertainment venues. It is well situated for access to the motorway network and train stations, as well as having good bus services.

The double glazed and gas centrally heated accommodation in more detail comprises:-

Canopy porch with uPVC double glazed panelled front door into

### Hallway

with panelled radiator and double glazed side window aspect. Understairs storage cupboard and pantry.

### Lounge

12'5" x 11'10" (3.80 x 3.62)  
having double glazed front window aspect and panelled radiator.

### Dining Room

14'4" x 11'10" (4.39 x 3.62)  
with panelled radiator and bay window with PVC double glazed French style sliding patio doors opening to the rear garden. Coved finish to ceiling.

### Kitchen

8'6" x 6'5" (2.60 x 1.97)  
having inset sink and drainer unit with base cupboard below. Recess and plumbing provision for washing machine. Built-in low level oven and separate gas hob above. A range of wall mounted cupboards. Further base cupboard and work surface above. Double wall cupboard. Double glazed rear aspect window and courtesy side door.

Stairs from the hallway rise to the first floor landing having double glazed side aspect window.

### Bedroom One

14'4" x 11'10" (4.39 x 3.62)  
with PVC double glazed bay window and rear aspect. Radiator.

### Bedroom Two

12'5" x 8'6" (3.80 x 2.60)  
having panelled radiator and double glazed front aspect window.

### Bedroom Three

9'10" x 7'0" (3.02 x 2.15)  
with radiator and front aspect double glazed window.

### Shower Room

having glazed shower cubicle with fully tiled walls and mains shower unit. Pedestal wash hand basin. Low level flush W.C. Panelled radiator and double glazed patterned window. Storage cupboard housing combination gas central heating boiler.

### Outside

The property is set back from the road, approached via a wrought iron gate with mature privet hedges onto a tarmacaded driveway and front garden. A wooden side gate opens to the enclosed rear garden laid chiefly to lawn and pavings.

### Additional Information

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

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. Vendors are not aware of any black spots within the property.

ADDITIONAL CHARGES: We are not aware of any additional charges.

RIGHTS AND RESTRICTIONS: We are not aware of any rights or restrictions.

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

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any new developments or planning permissions.

COAL FIELDS/MINING: Telford is an historic mining area.

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

DIRECTIONS: From the parade of shops on Wrekin Drive at Donnington, proceed up the road turning first left into Turreff Avenue and the property can be found on the left hand side.

### 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.





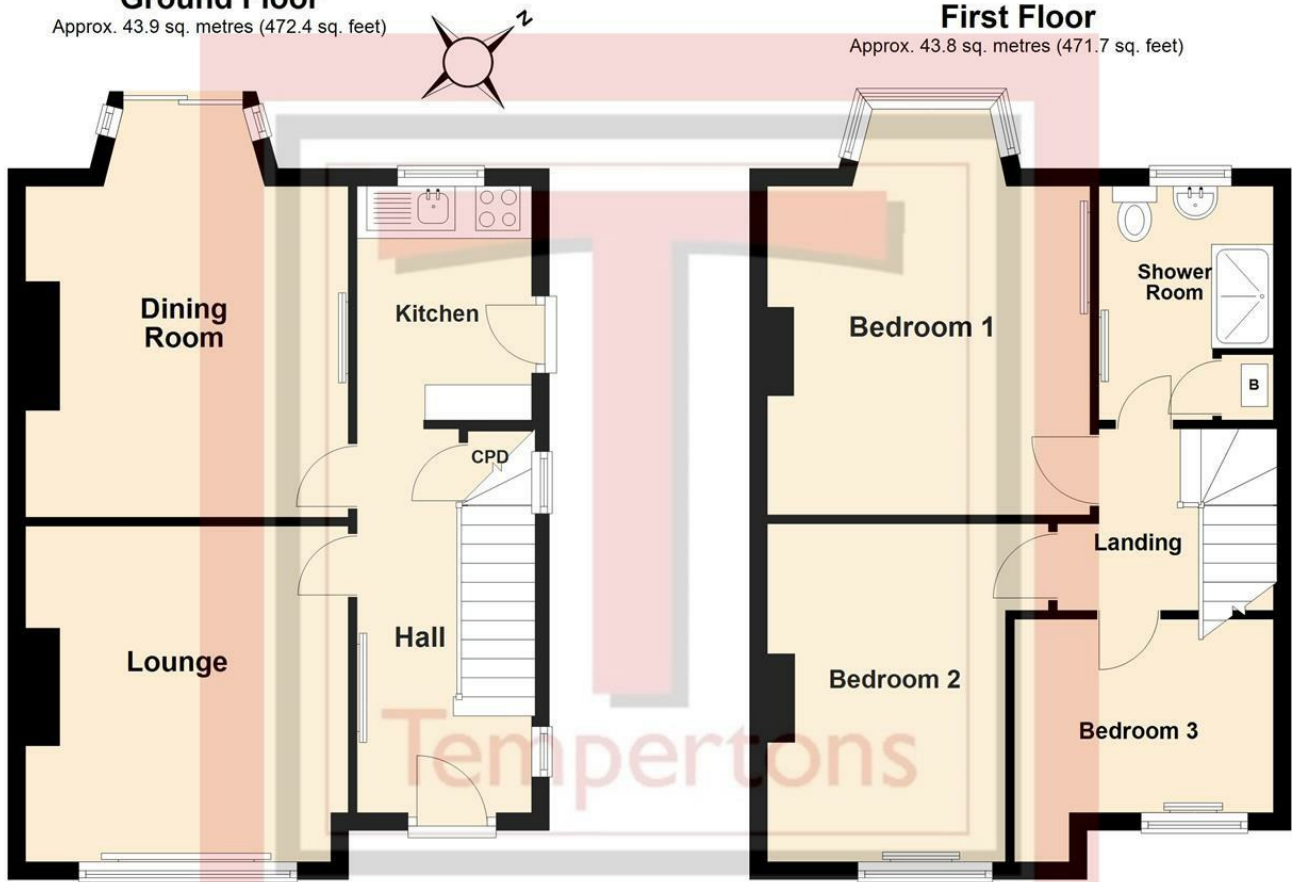
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)

### First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 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.

