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**Aqua View , Sutton, Nr Newport, TF10 8DD  
Offers In The Region Of £350,000**

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# Aqua View , Sutton, Nr Newport, TF10 8DD

## Offers In The Region Of £350,000



The hamlet of Sutton is rural, yet within just a few miles of the market town of Newport. There are highly regarded schools in Newport, 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. The property is also located close to the A519, allowing easy access to Stafford and Telford, with their mainline railway stations and links to the M6 and M54.

Set out in further detail below;

Front door into...

### **Porch**

Further door to...

### **Lounge**

19'7" max x 11'9" (5.99 max x 3.59)

Having a front aspect bay uPVC double glazed window and radiator. Central fireplace with decorative surround and tiled hearth incorporating a log burner.

### **Kitchen**

19'11" x 9'10" (6.09 x 3.00)

Base and wall mounted units comprising cupboards and drawers with work surfaces above. Integrated grill and oven. Four ring electric hob with extractor above. 1 1/2 stainless steel sink with drainer. Rear aspect uPVC double glazed window and gas fired boiler. Space and plumbing provision for a washing machine, dryer and dishwasher. Door to...

### **Store / Utility area**

Having a courtesy door to the rear garden and translucent roof.

### **Dining Room**

18'6" x 9'11" (5.64 x 3.03)

Having a radiator and double glazed doors into...

### **Conservatory**

13'10" x 9'9" (4.24 x 2.98)

Being half bricked with uPVC double glazed elevations above. Translucent roof and doors to the rear garden. Power.

### **Inner Hall**

Allows access to the four bedrooms and bathroom. Storage cupboard and two radiators.

### **Main Bedroom**

11'8" x 10'6" (3.57 x 3.21)

Fitted bedroom furniture with wardrobes, drawers and dressing table. Built-in wardrobe with mirror sliding doors. Radiator and front aspect uPVC double glazed window. Door to...

### **En-suite**

Being of good size with corner bath. Pedestal wash basin and low-level flush WC. Radiator.

### **Bedroom Two**

11'8" x 8'2" (3.57 x 2.51)

Having fitted overhead storage. Rear aspect uPVC double glazed window and radiator.

### **Bedroom Three**

10'7" x 9'1" (3.23 x 2.77)

Having a rear aspect uPVC double glazed window and radiator.

### **Bedroom Four**

8'8" x 6'9" (2.66 x 2.08)

Having a front aspect uPVC double glazed window.

### **Bathroom**

Being partially tiled with panelled bath. Low-level flush WC and pedestal wash basin. Radiator.

### **Outside**

The property is gated to the front, leading to a Tarmacadam drive offering ample off road parking. Front lawns and shrubbed areas offer scope for further landscaping together with wonderful views across open countryside. Side access down both side of the bungalow lead to the good sized rear garden, set to lawn and patio area. Outside tap.

### **Additional Information**

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band: E

EPC RATING: F

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 and electricity.

**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 are not aware of any affecting the property

**RIGHTS AND RESTRICTIONS:** We are not aware of any affecting the property.

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

**PLANNING PERMISSIONS/DEVELOPMENTS:** We are not aware of any affecting the property

**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](mailto:sales@tempertons.co.uk)

**DIRECTIONS:** From Newport, proceed in a north-easterly direction for approximately 2 miles, along the A519, through the village of Forton until you reach the hamlet of Sutton. At the offset crossroads, take the right hand turning (before you reach the Red Lion) as the road takes a slight bend, the property can be found on your 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.

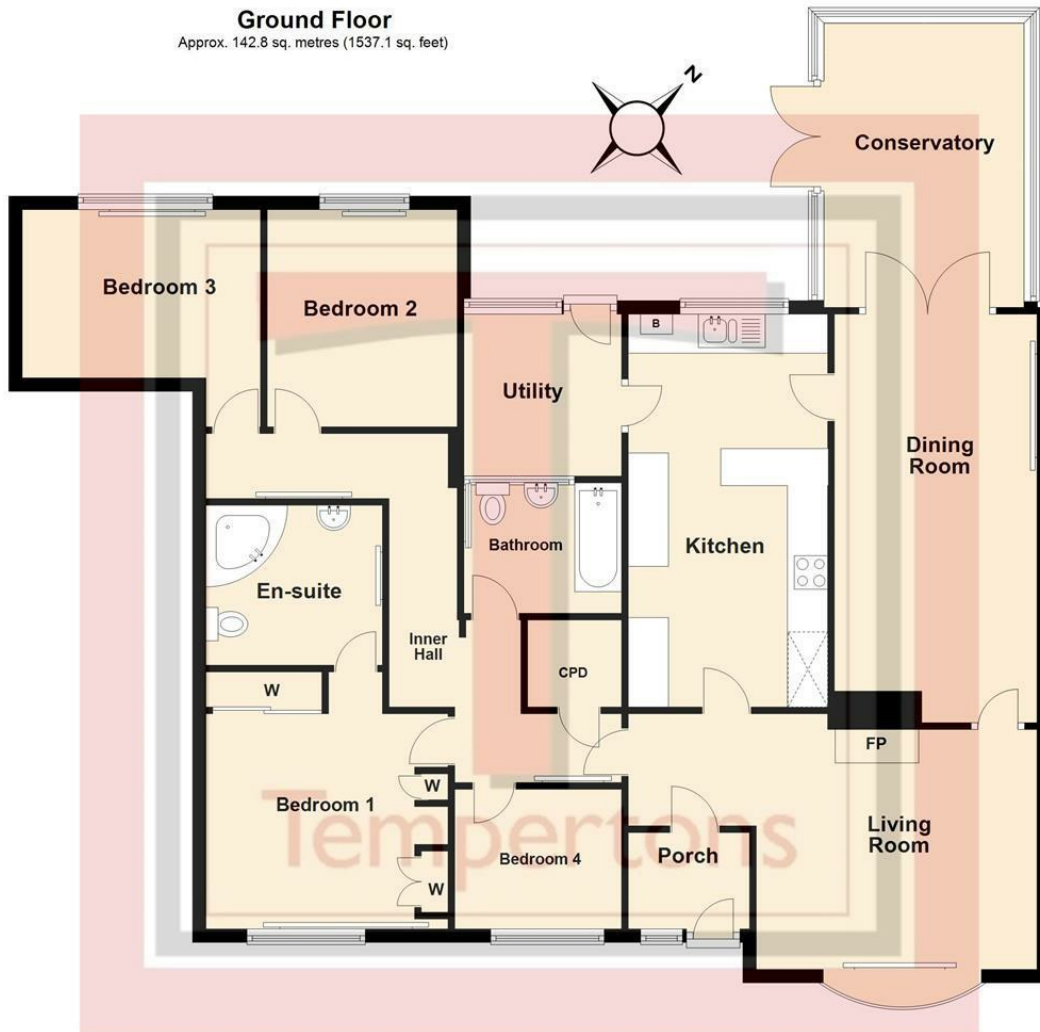
**PROPERTY LETTING** – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
		<b>75</b>
	<b>33</b>	
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 142.8 sq. metres (1537.1 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.

**Aqua View, Lower Sutton, 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.

