



**Estate Agents
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19 Newport Road, Edgmond, Newport, TF10 8HQ
Offers In The Region Of £460,000

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Edgmond is a rural village which sits in the north east of the Shropshire countryside, about two miles from Newport, with its highly regarded schools, its leisure and shopping facilities; approximately eight miles from Telford and fifteen miles from Shrewsbury, larger towns with even more amenities, rail and motorway links.

The village itself has many facilities and amenities. There are two pubs, The Edgmond Lion and The Lamb, St Peter's Church and there are playing fields in the centre of the village with cricket & football pitches set out. There is a playground for young children behind the Bowling Club and a fenced multi-purpose games area next to the Cricket Pavilion. The Post Office is housed in the Village Stores on the High Street in the centre of the village.

Available with No Upward Chain

19 Newport Road is a lovely, well presented and significantly extended detached bungalow, pleasantly situated in the village and having countryside views from the back over neighbouring grazing land. The bungalow offers wonderful flexible living accommodation, having two well proportioned reception rooms, a breakfast kitchen, three double bedrooms (2 with ensembles) and a separate main shower room. There is ample off road parking, and gardens front and rear have been landscaped and neatly maintained.

The property in more details:-

uPVC framed patterned double glazed entrance door to

Porch with light fitting and inner glazed door.

Entrance Hall

radiator and spotlights. Built-in Cloaks Cupboard. Separate cupboard housing the boiler.

Lounge/Dining Room

12'0" (max) x 31'4" (3.67 (max) x 9.57)

full width generous size Lounge with three uPVC framed double glazed windows to the front and panelled radiator beneath each. Built-in cupboards and display shelving.

Kitchen/Breakfast Room

10'6" (max) x 18'7" (3.22 (max) x 5.67)

having an extensive range of modern style fitted base and wall mounted cupboards and comprising stainless steel circular bowl sink unit with cupboard below, and recess to the side suitable for a washing machine. Roll edge worktop to the side with further cupboards and drawer units beneath. Electric Range cooker with double oven/grill, warming oven, and 5 ring ceramic hob and filter extractor over. Further three double cupboards with drawer units and roll edge worktop above. Splashback wall tiling and matching wall cabinets. uPVC framed double glazed windows and an external rear door.

Bedroom One

12'2" x 11'1" (3.73 x 3.38)

with fitted furniture comprising wardrobes, bedside cabinets, overhead storage cupboards, dressing table and drawer unit. uPVC framed double glazed windows with outlook to rear gardens and grazing land beyond. Radiator.

Ensuite Shower Room

comprising fully tiled shower cubicle with electric shower. Inset wash hand basin with cupboard below and inset mirror above. Low level flush WC. Panelled radiator. uPVC framed patterned double glazed window.

Bedroom Two

10'10" x 8'6" (3.32 x 2.61)

double size bedroom with built-in furniture comprising wardrobes, bedside cabinet, chest of drawers and dressing table. uPVC framed double glazed window. Radiator.

Main Shower Room

with good size walk-in tiled shower cubicle. Pedestal wash-hand basin and low-level WC. Built-in toiletry cabinets and built-in shelved cupboard. Radiator. uPVC patterned double glazed window.

2nd Reception Room

11'11" x 11'8" (3.65 x 3.57)

with panelled radiator and uPVC framed double glazed French doors to rear garden. Doors to:-

Bedroom Three (Guest Bedroom)

9'10" x 11'0" (3.02 x 3.37)

double size bedroom benefitting from built-in furniture comprising wardrobes, bedside cabinet, overhead storage and dressing table. uPVC framed double glazed window to the front. Radiator.

Ensuite Bathroom

Modern new suite of panelled bath with electric shower over. Low-level WC and pedestal wash-hand basin. Radiator and uPVC framed patterned double glazed window.

Outside

The bungalow is positioned on a lovely rectangular shaped level plot with block paviour driveway/parking area to the front for at least 4 cars. The remainder of the front garden is neatly maintained and landscaped to areas of ornamental stone with inset bushes and a large shrubbed bed and side border.

From the front, side access to the rear garden. A particular attractive feature of this property is the private outwardly looking rear garden onto neighbouring grazing land and countryside beyond. This section of the garden has been landscaped to entertaining areas of slabbed patio and block pavements, also lawn, fruit bushes and trees. Useful garden shed. Cold water tap.

Additional Information

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

EPC RATING: C (69)

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. The bungalow is centrally heated by a series of radiators served by a gas fired boiler.

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 have made us aware that there are mobile black spots within the property and mobile signal is not currently good.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous restrictions or rights affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any planned permissions or developments that would impact the property.

COAL FIELDS/MINING: No issues resulting from mining have been noted at 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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.

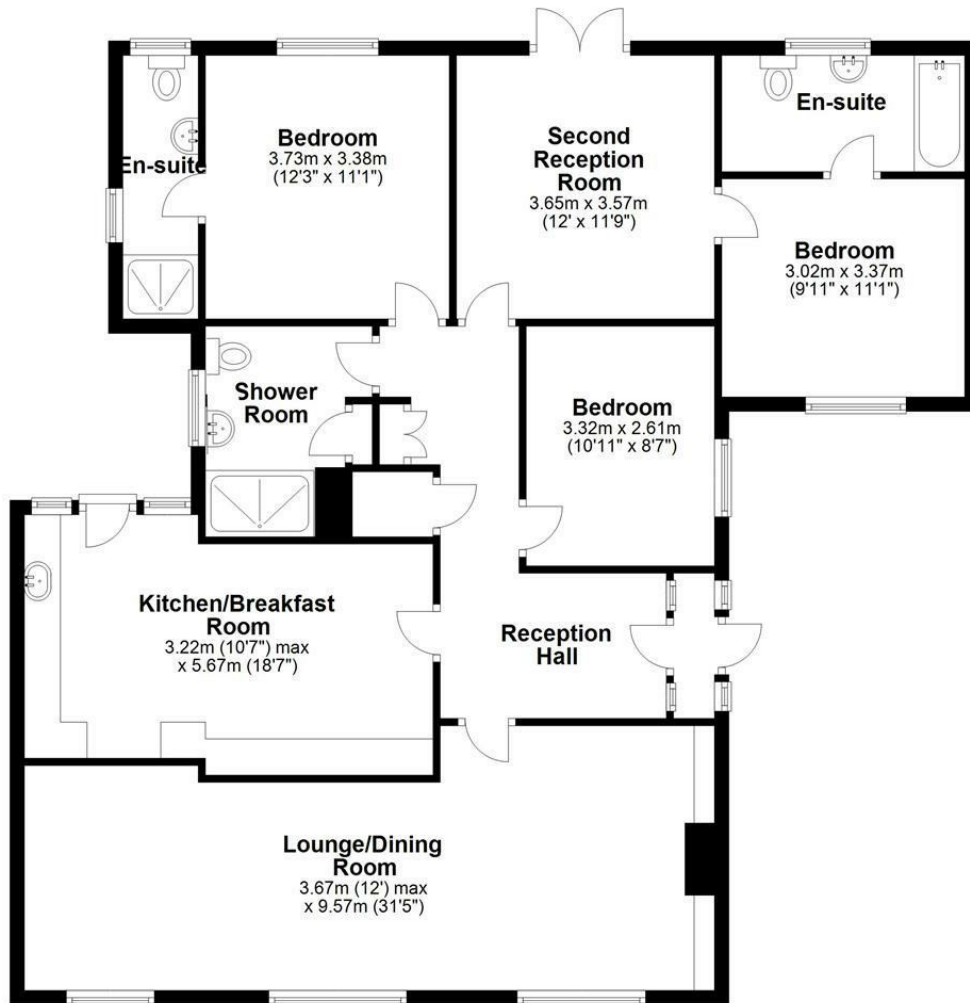




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 128.6 sq. metres (1384.1 sq. feet)



Total area: approx. 128.6 sq. metres (1384.1 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.