



**Estate Agents
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10 High Mount, Donnington, Telford, TF2 7NL
Offers In The Region Of £350,000

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The property is pleasantly situated, forming part of a close of mainly detached houses and bungalows about 1/3 of a mile from Donnington's shopping parade which includes a Co-op store, Post Office, Medical Centre, Dentist and Pharmacy. An Asda supermarket is also close by with a petrol filling station, and there are bus stops along St. Georges Road with services to the market town of Newport and Telford Town Centre. Granville Country Park and the Cockshutt Nature Reserve are within easy walking distance, and sports facilities are available at Oakengates Leisure Centre, which is approximately 1 mile away.

Available with No Upward Chain

10 High Mount is a spacious three bedroomed detached bungalow, positioned on a generous size level and regular shaped individual plot. The gas centrally heated accommodation briefly includes a lounge, separate dining room, modern fitted kitchen, conservatory, utility room and cloakroom/W.C. There are three good size bedrooms and a bathroom with shower cubicle. Outside there is ample off road parking as well as a detached double garage. An attractive feature of the property is the enclosed private rear garden which has been landscaped to areas of patio and formal lawn.

The accommodation is set out in more detail as follows:-

uPVC panelled/patterned double glazed entrance door to

Porch

with light fitting. Inner multi paned entrance door to

Hallway

with two radiators. Walk in cupboard with shelving. Patterned double glazed window.

Lounge

14'0" x 13'10" (4.29 x 4.24)
double glazed framed bow window to the front and separate side window. Log effect gas fired stove set on a tiled hearth with brick surround and timber beam finish. Radiator.

Dining Room

12'11" x 7'10" (3.96 x 2.40)
double glazed patio doors to side garden. Radiator. Multi panel sliding door to

Kitchen

13'2" x 9'1" (4.02 x 2.77)
modern fitted kitchen comprising a 1 1/2 bowl ceramic sink unit with integrated dishwasher, single and corner cupboards. Return work surface with recess for fridge. Stoves 4 ring gas hob with extractor hood above and three drawer unit below. Built-in gas double oven and grill with cupboards above and below. Tiling above work surface area and matching wall cabinets. Tiled floor. Radiator. Breakfast bar with cupboard to the side and wall cabinets above. Recess spotlights. Matching pantry cupboard.

Garden Room

12'7" x 8'3" (3.86 x 2.53)
with private outlook to the rear garden and having two sets of patio doors. Tiled floor and radiator.

Utility Room

having stainless steel sink unit with double cupboard below and recess to the side suitable to accommodate a washing machine and condensing tumble dryer. Tiled floor and radiator. Double glazed window.

Cloaks/W.C.

low level flush W.C. Radiator. Tiled floor and part wall tiling. Patterned double glazed window.

Bedroom One

12'0" x 11'7" (3.67 x 3.54)
double glazed bedroom having fitted furniture to include bedside cabinets, wardrobes and over head storage. Double glazed window. Radiator.

Bedroom Two

10'4" x 9'1" (3.17 x 2.77)
double glazed window. Radiator.

Bedroom Three

12'0" x 7'11" (3.67 x 2.43)
double glazed window. Radiator.

Bathroom

having fully tiled walls and floor and a suite comprising panelled bath, an inset wash hand basin with vanity cupboards below and a low level flush W.C. with concealed cistern. Separate tiled shower cubicle with Triton shower. Radiator. Patterned double glazed window. Built in cupboard with gas fired Vaillant combination boiler.

Outside

The bungalow is pleasantly set back off the estate road behind a low level wall and a front garden finished to ornamental stone.

From the front paved surfaced driveway providing ample off road parking and leading, via a set of metal gates, to a detached double garage with up and over doors to the front and courtesy side door. Also power and lighting.

An attractive feature of the property is the lovely private rear garden which has been landscaped to include a significant patio/entertaining area, formal lawn and well stocked border. Two garden sheds and a concrete base for a greenhouse. Outside lighting and 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: D (63)

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 have made us aware that there are not any mobile black spots within the property.

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

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

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

PLANNING PERMISSIONS/DEVELOPMENTS: We are not aware of any planned developments of permissions that may impact the property. Prospective purchasers are advised to check the Telford and Wrekin Planning Portal to confirm this.

COAL FIELDS/MINING: The property has not been affected by any mining related issues, however Telford is an historic mining area and prospective purchasers are advised to make their own enquiries in relation to the location of mine shafts.

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.

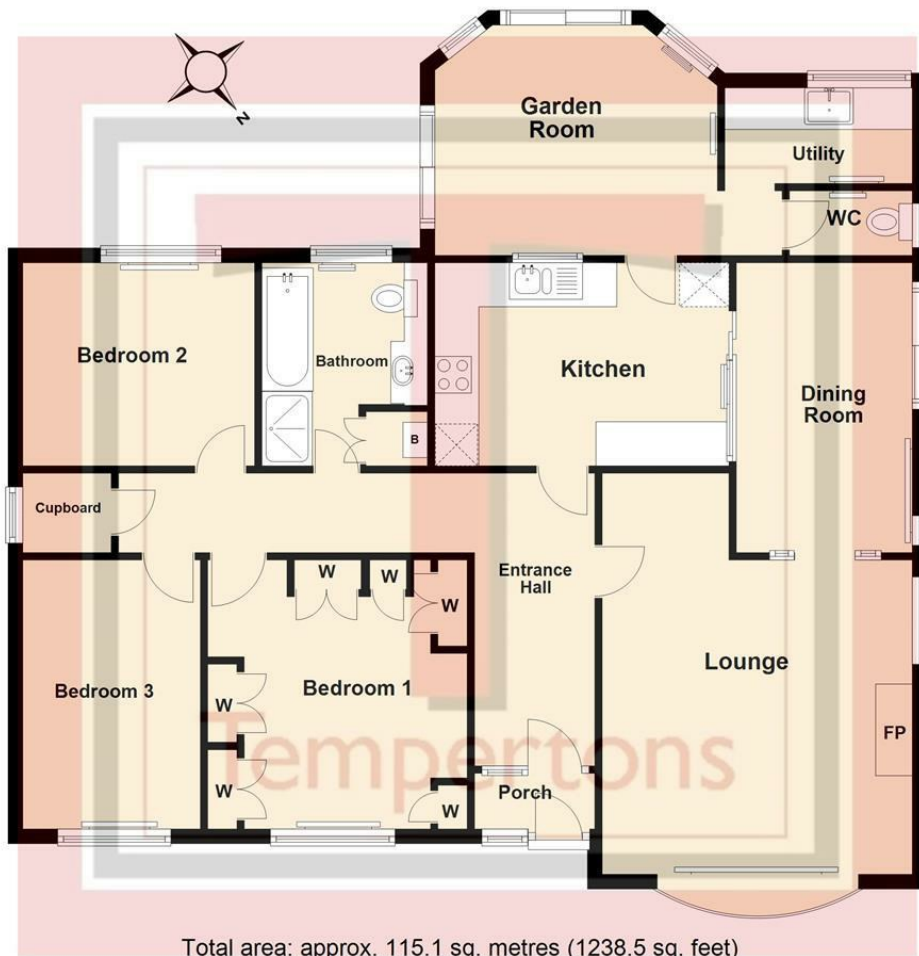




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 115.1 sq. metres (1238.5 sq. feet)



Total area: approx. 115.1 sq. metres (1238.5 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.

10 High Mount, Donninton, Telford

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.

