



**Estate Agents
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Surveyors & Valuers**

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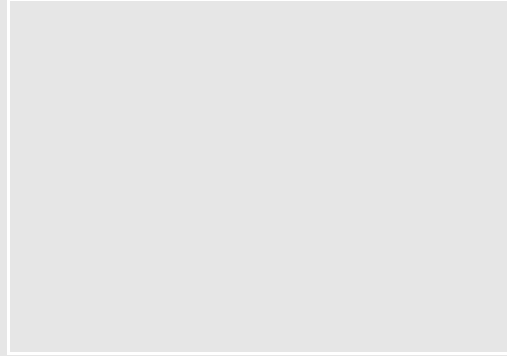
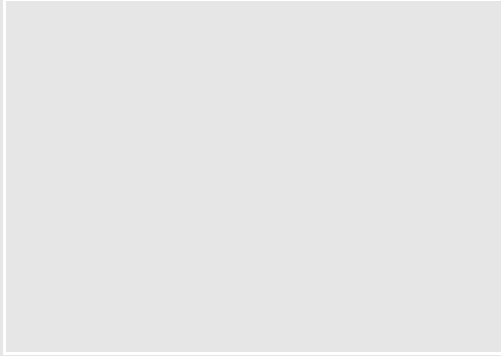
45 Underhill Close, Newport, TF10 7EB

Offers In The Region Of £129,950



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Newport offers a good range of independent and larger "chain" shops, as well as a thriving twice weekly market, several supermarkets, leisure facilities and highly regarded primary and secondary schools. The larger towns of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles) with their mainline rail stations and wider range of shops and amenities, are all within commuting distance of the property. The A41 borders one side of Newport and provides easy access to the M54/M6 motorway network, Wolverhampton and the West Midlands.

Investment Opportunity

No 45 Underhill Close is a two bed roomed quarter house situated in a convenient location close to Newport town centre. The accommodation briefly comprises a hall, full depth kitchen, lounge/diner, two bedrooms and a modern bathroom. There is an allocated parking space close to the property and a neat open front garden.

The property benefits from wooden framed double glazed windows and a modern central heating system.

Glazed wooden front door opens into a

Hall

with access to the lounge and kitchen.

Kitchen

12'4" x 5'7" (3.77 x 1.72)

having a range of fitted base cupboards and drawers with roll-top work surface and complementary wall tiling. Inset stainless steel sink and drainer unit. Space and plumbing provision for washing machine. Recess for freestanding electric cooker and space for slimline freestanding fridge freezer. Window to the front.

Lounge/Dining Room

14'0" x 12'4" (4.27 x 3.77)

with gas fire mounted on a marble effect hearth. Front aspect bay window and radiator.

From the lounge stairs rise to the

Landing

having access hatch to the loft space.

Bedroom One

10'8" x 8'11" (3.27 x 2.74)

having front aspect window and built-in double width wardrobe. Partially shelved airing cupboard with hot water cylinder.

Bedroom Two

8'11" x 5'10" (2.72 x 1.80)

with front aspect window and radiator.

Bathroom

6'1" x 5'8" (1.86 x 1.73)

with a modern white suite comprising panelled bath with electric shower over and glass screen. Close couples W.C. and pedestal wash hand basin. Extractor fan and radiator.

Outside

The property is approached off Underhill Close via a slabbed pedestrian pathway leading from the allocated parking space in the car parking area. The front of the house is mainly laid to neatly kept lawn. A storage cupboard next to the front door houses the meters.

Additional Information

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

EPC RATING: E (50)

TENURE: We are advised by the Vendor, that the property is held Freehold. The property is being sold with a tenant in situ. Estate Service Charge of £343.93 (for year 2024-2025) is payable in advance of 1st April each year.

TENANCY: The property is currently let out on a 6 month Assured Shorthold Tenancy Agreement from 21st June 2022 at a current rent of £550pcm exclusive. The rent was last reviewed on 1st April 2024.

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/are not mobile black spots within the property (give details).

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 planning permissions or developments that would affect the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

First Floor



Total area: approx. 48.2 sq. metres (519.1 sq. feet)

This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

45 Underhill Close, 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.

