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**55 Hampton Drive, Newport, TF10 7RE  
Offers In The Region Of £239,000**

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# 55 Hampton Drive, Newport, TF10 7RE

## Offers In The Region Of £239,000



### NO UPWARD CHAIN

Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 motorway and Wolverhampton.

The gas centrally heated and uPVC double glazed accommodation is set out in further detail below;

Front door into...

### Entrance Hall

Having a radiator.

### Living Room

17'8" x 12'0" (5.40 x 3.68)

A well proportioned room having central fireplace incorporating a coal effect gas fire with slate effect hearth and stone effect back. Wood effect flooring and radiator. Staircase leading to the first floor. Double glazed doors to Conservatory.

### Conservatory

10'2" x 14'1" (3.11 x 4.31)

Brick base walls with uPVC double glazed elevations above and 'French' style doors to the rear garden. Two ceiling mounted fans, lighting and electric.

### Kitchen

8'2" x 7'10" (2.51 x 2.39)

Shaker style base and wall mounted cabinets comprising cupboards and drawers with wood effect work surfaces over. 1 1/2 sink with drainer. Integrated oven with 4 ring electric hob over and extractor fan above. Space for an upright fridge-freezer and wash machine. Rear aspect uPVC double glazed window and external door to carport and gardens.

### Bedroom One

9'11" x 9'1" (3.03 x 2.79)

Having triple built-in wardrobes with mirror sliding doors to one wall. Front aspect uPVC double glazed window and radiator.

### Bedroom Three

9'11" x 8'2" max (3.03 x 2.51 max)

With front aspect uPVC double glazed window and radiator.

### Bathroom

Being partially tiled with corner bath having mains shower over. Low-level flush WC and pedestal wash basin. Side aspect double glazed window and radiator. Airing cupboard.

A spiral staircase from the Living room rises to the first floor Landing, having a front aspect uPVC double glazed window and radiator

### Second Bedroom

9'10" x 9'3" (3.02 x 2.83)

Double size bedroom with two front aspect uPVC double glazed windows and one rear. Large cupboard housing the central heating boiler. Radiator.

### Fourth Bedroom

3.14 max x 2.28

Rear aspect uPVC double glazed window and radiator. Built-in storage cupboard.

### Outside

The property is accessed via a shared driveway with number 57. There is parking in front of the neighbouring substation as well as covered gated parking. The enclosed south facing garden is laid to lawn, patio and gravelled areas. Carport and detached single Garage having an up and over door.

### Additional Information

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

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

**ADDITIONAL CHARGES:** We have been advised that the property is not affected.

**RIGHTS AND RESTRICTIONS:** We understand that there are rights of access over the shared drive with number 57 and the utility company that owns and maintains the electrical substation.

**FLOODING ISSUES:** We are advised that the property has not flooded within the last 5 years.

**PLANNING PERMISSIONS/DEVELOPMENTS:** We are not aware of any.

**COAL FIELDS/MINING:** We don't believe that the property is affected.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto: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.

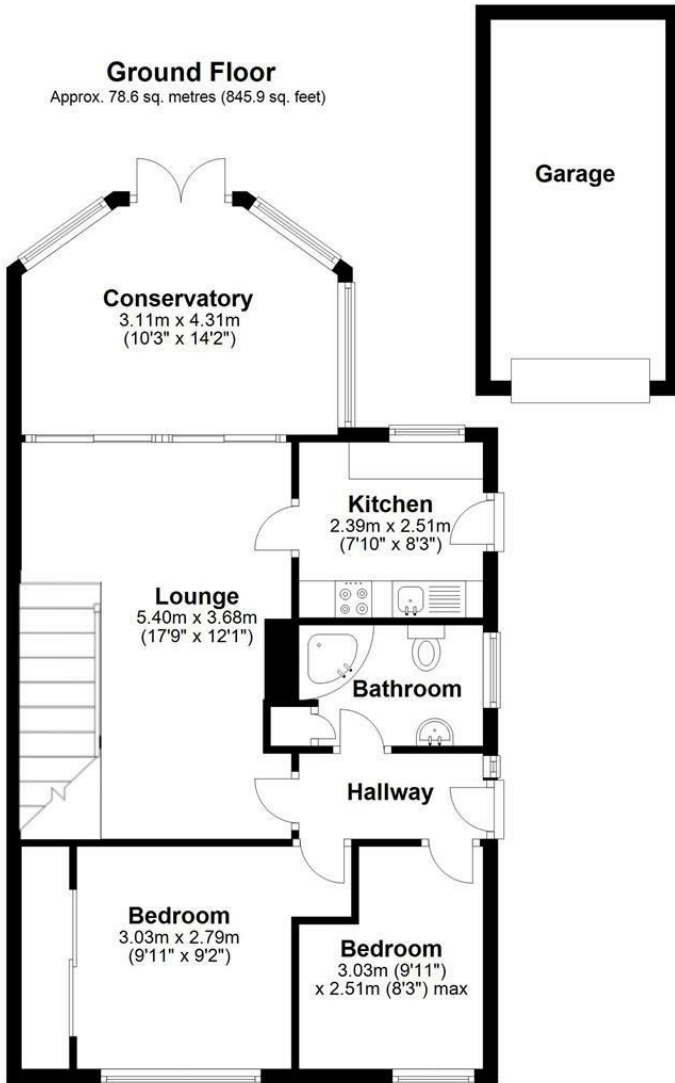




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

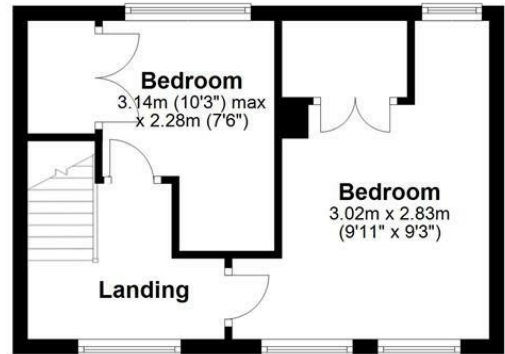
### Ground Floor

Approx. 78.6 sq. metres (845.9 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 105.9 sq. metres (1139.6 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.

