



**Estate Agents
Letting Agents
Surveyors & Valuers**

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10 Aspen Way, Newport, TF10 7EE
Offers In The Region Of £260,000

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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 double glazed accommodation is set out in further detail below;

Front door into...

Entrance Hall

Wood effect flooring and radiator

Modern Kitchen

8'7" x 8'2" (2.63 x 2.50)

Having base and wall mounted units comprising gloss fronted cupboards and drawers with contrasting work surfaces above. Integrated double oven and separate gas hob with extractor hood above. Sink with drainer and integrated dishwasher below. Integrated fridge and freezer. Side aspect uPVC double glazed window.

Living Room

16'1" x 10'0" (4.91 x 3.06)

Central fireplace incorporating a pebble effect electric fire. Front aspect uPVC double glazed window and radiator.

Inner Hall

Having a hatch to the loft and cupboard housing the central heating boiler.

Main Bedroom

11'1" x 9'11" (3.38 x 3.04)

Double bedroom with built-in wardrobes. Rear aspect uPVC double glazed window and radiator.

Second Bedroom

10'1" x 8'3" (3.08 x 2.54)

Double glazed doors to the rear garden and radiator.

Shower Room

Being fully-tiled with corner shower cubicle. Low-level flush WC and pedestal wash basin. Side aspect uPVC double glazed window.

Garage

16'11" x 8'7" (5.16 x 2.62)

Electric Roller door to the front and side courtesy door. Power and light.

Outside

To the front, a Tarmac drive provides off-road parking with shaped gravelled area to the side. The sunny aspect rear garden is set to shaped lawn with shrubbed borders and patio area. Garden shed.

Additional Information

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

EPC RATING: D (65)

TENURE: We are advised by the Vendors, 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.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any,

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From the Newport High Street, proceed towards Upper Bar and take a right turning onto Granville Road and a first left turning onto Ashworth Way. Take a left turning onto Aspen way and the property can be found on your right hand side towards the end of the cul-de-sac.

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.

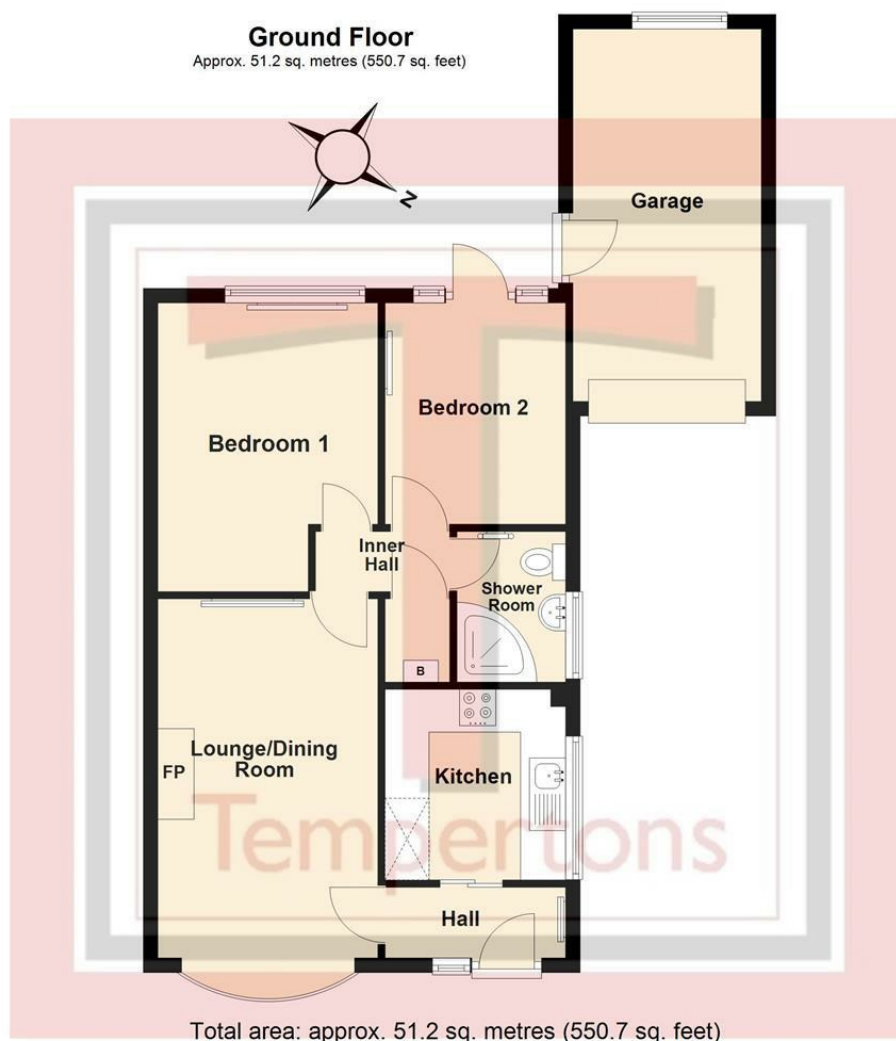
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		85
(81-91) B		
(69-80) C	65	
(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



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 Aspen Way, 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.

