



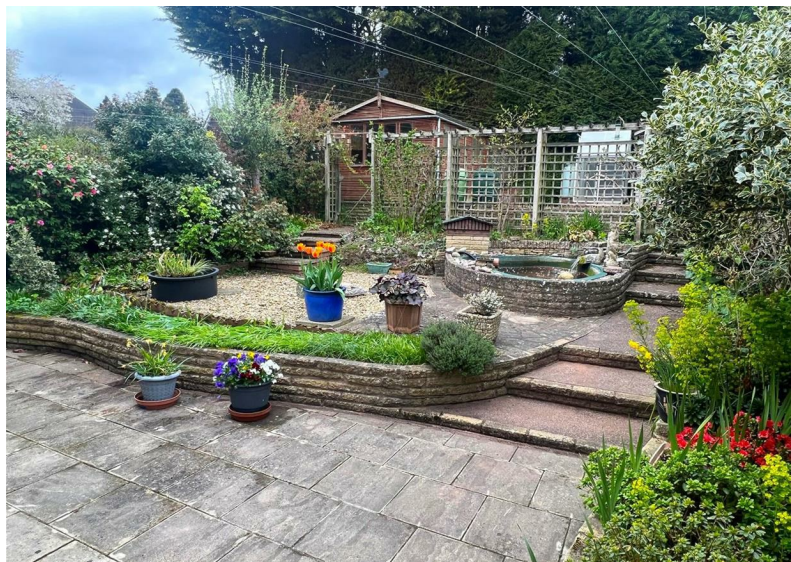
**Estate Agents
Letting Agents
Surveyors & Valuers**

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**25 Fair Oak, Newport, TF10 7LR
Offers In The Region Of £285,000**

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25 Fair Oak, Newport, TF10 7LR

Offers In The Region Of £285,000



Number 25 is a well proportioned three bedroomed link-detached property, boasting two reception rooms, a conservatory, good sized bedrooms and a 30ft garage.

The property is located in a popular residential area, within walking distance of the High Street and schools. 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 and Wolverhampton.

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

Front door into...

Entrance Hall

Having a built-in cupboard and front aspect double glazed window. Radiator.

Cloakroom / WC

Wall mounted WC and wash hand basin with cupboards above and below. Towel radiator.

Lounge

17'5" max x 14'8" (5.33 max x 4.48)

Having a front aspect double glazed window and two radiators. Staircase leading to the first floor.

Dining Room

9'6" x 8'6" (2.91 x 2.60)

Radiator and serving hatch to Kitchen. Sliding doors to...

Conservatory

10'10" x 8'5" (3.32 x 2.58)

Being fully double glazed with glass panelled roof above. Ceiling fan and light. Radiator. Doors to garden.

Kitchen

10'7" x 9'4" (3.24 x 2.85)

Base and wall mounted units comprising cupboards and drawers with contrasting Corian work surfaces above. Integrated double oven and separate 4 ring gas hob with extractor above. 1 1/2 Stainless steel sink unit with drainer. Integrated fridge. Rear aspect double glazed window.

Utility Room

Base and wall mounted cupboard with work surface above. Round stainless steel sink and space for washing machine.

Garage

30'9" x 9'3" (9.38 x 2.82)

Accessed via an electric roller door to the front and a rear courtesy door. Useful fitted base cupboard. Power and light.

Stairs from the Lounge rise to the first floor Landing, having hatch to fully boarded loft with fitted ladder. Large shelved cupboard.

Main Bedroom

14'9" max x 9'7" (4.50 max x 2.93)

Double bedroom with two built-in double wardrobes into the eaves. Rear aspect double glazed window and radiator. Fitted drawers.

Second Bedroom

11'1" max x 9'5" (3.39 max x 2.88)

Front aspect double glazed window and radiator.

Third Bedroom

11'1" x 9'4" (3.40 x 2.86)

Front aspect double glazed window and radiator.

Shower Room

Walk-in shower with mains fed shower head over. Wall mounted WC and wash hand basin with cupboard below. Towel radiator and side aspect double glazed window.

Outside

A surfaced driveway provides ample off-road parking, having a shaped gravelled area to one side. The pleasant low-maintenance rear garden is set to patio and gravelled areas with mature shrubs and flowers along the borders. Large pond with water pump. Separate fenced area to the top of the garden, having two useful sheds with power and light. Green house.

Additional Information

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

EPC RATING: D (62)

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.

ADDITIONAL CHARGES: The vendors are not aware on any additional charges (e.g. car chargers, P.V. panels etc.)

RIGHTS AND RESTRICTIONS: The vendors 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: The vendors are not aware of any planned developments or permissions.

COAL FIELDS/MINING: The vendors are 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

DIRECTIONS: Proceed from the High Street down past the Church into Lower Bar, continue straight over the mini island into Chetwynd End, take a right turn into Forton Road. Take the second turning right into Avon Dale and then take the first turning left into Fair Oak, the property can be found on your left after a short distance.

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.

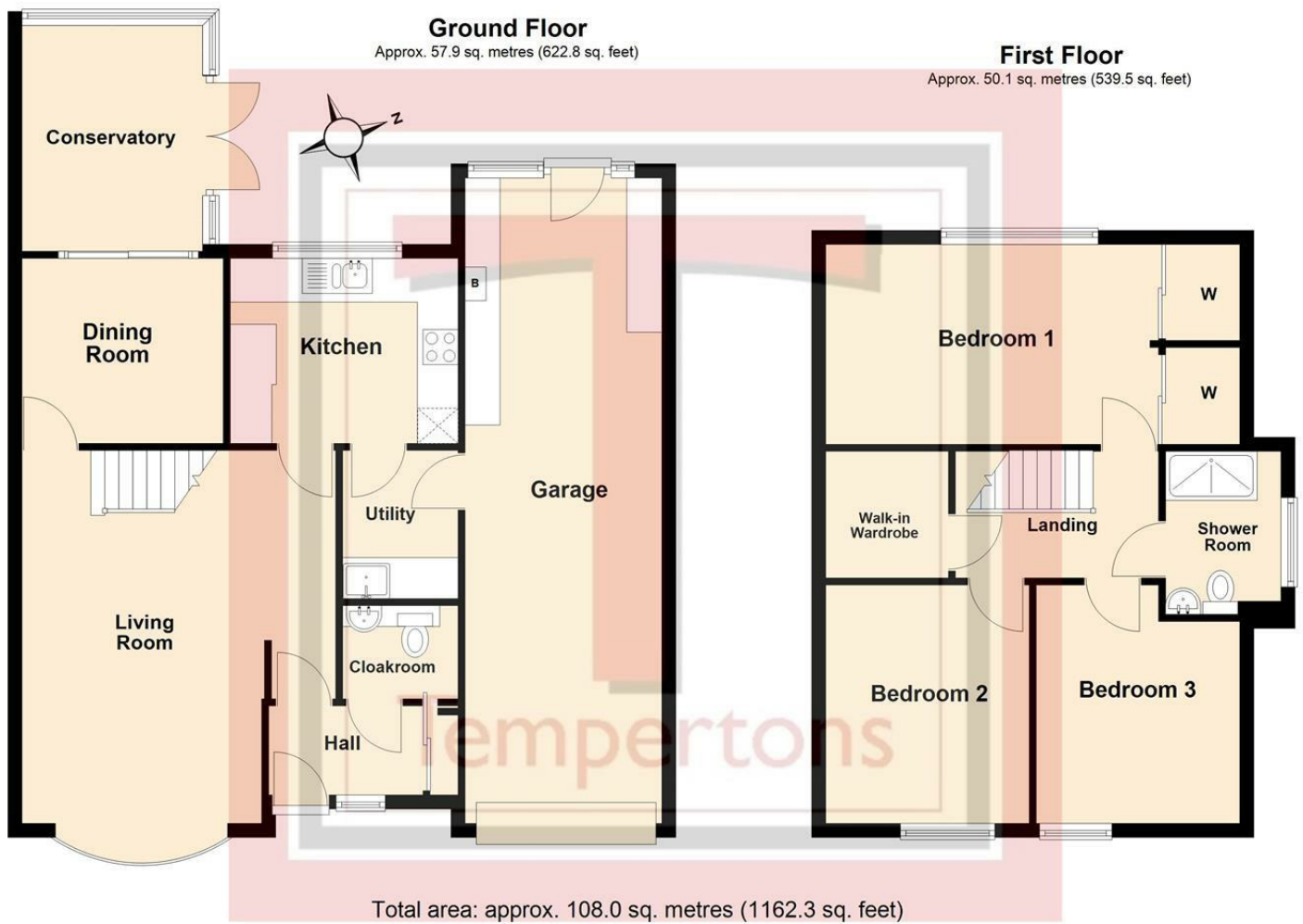
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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.

25 Fair Oak, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.