



**Estate Agents
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12A Kings Head Park, Green Lane, Newport, TF10 7LG

Offers In The Region Of £159,950



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Available with No Upward Chain

The property is a well maintained pre-owned detached park home (measuring externally 36' x 20') situated on the exclusive Kings Head Park site available to the over 50's. The home is located less than 1/2 a mile from Newport High Street and benefits from uPVC double glazing throughout, mains gas central heating and well proportioned living accommodation.

Newport is a thriving market town, benefiting from a library, extensive leisure facilities, cafes, public houses, a range of shops including independent retailers and well known high street shops, and several 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 a mile distant, provides direct access to the M54 and Wolverhampton.

The property in more detail:-

Panelled front door into

Entrance Hall

with side aspect window and built-in cloaks cupboard.

Living Room

15'5" x 13'4" (4.70 x 4.08)

having decorative fire surround and hearth incorporating electric coal effect fire. Wood effect laminate flooring and front and side aspect double glazed windows. Two radiators.

Open arch into

Dining Area

9'9" x 7'10" (2.98 x 2.39)

with radiator and laminate flooring continued from the lounge. Double glazed window.

Kitchen

13'9" x 3'10" (4.20 x 1.17)

having a range of wooden fronted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in electric oven and ceramic 4 ring electric hob above with extractor cooker hood. Space for fridge and washing machine. Tile effect flooring and radiator. Built-in cupboard housing central heating boiler. Double glazed window and entrance door opening to the driveway.

An inner lobby leads to

Bedroom One

11'7" x 9'5" (3.55 x 2.89)

having a range of fitted bedroom furniture comprising full height wardrobes and drawers. Radiator and side aspect double glazed window. Laminate flooring.

Bedroom Two

9'9" x 8'0" (2.98 x 2.44)

with matching fitted bedroom furniture. Radiator and rear aspect double glazed window.

Modern Shower Room

6'5" x 5'6" (1.97 x 1.68)

having separate single shower cubicle with curved modesty screen and mains fed shower. Pedestal wash hand basin. Close coupled W.C. Side aspect double glazed window and radiator.

Outside

The park home is approached over a paved driveway with steps leading to the front and side doors. Lawned areas surround the home having well stocked side borders with a variety of maturing flowering shrubs, perennials etc. Outside tap and garden shed.

Additional Information

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

EPC RATING: N/A

TENURE: We are advised by the Vendor, that the property is held on a virtual freehold basis (which means that when buying a park home you purchase the physical property outright and lease the land it sits on in perpetuity). This will be confirmed by the vendor's conveyancer during the pre-contract enquiries. Vacant possession will be given upon completion. Any ground rents chargeable to be confirmed by the vendor's conveyancers, but is understood that the ground rent is currently £220 per month, with the amount being reviewed in October each year.

NOTE: We recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property. When the property is re-sold it is usual for the new owners to pay Kings Head Park Ltd. a percentage of the proceeds. (10% of the sale proceeds).

SERVICES: We understand that mains water, electricity, gas and drainage are connected. Water bill is £26.35 per month (shared bill issued by site owners). Gas and electric are metered at each property.

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 (give details).

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

RIGHTS AND RESTRICTIONS: A set of Park Rules are available in the office.

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 planning applications or developments which would impact the property.

COAL FIELDS/MINING: The vendors have confirmed that the property has not been affected by any mining related issues.

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

DIRECTIONS: Proceed from Newport High Street past the Church and through Lower Bar, continuing straight over the mini-roundabout by the petrol station. Turn into the TFM car park on the left hand side, just past the Kings Head pub, where the entrance to the Kings Head Park can be found to the left hand side of the shop. There is a one way system in operation, continue for a short distance where you will find the gravelled car parking area, and the property will be found on the right hand side, marked by our for sale board. The exit from the park is to Green Lane.

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.

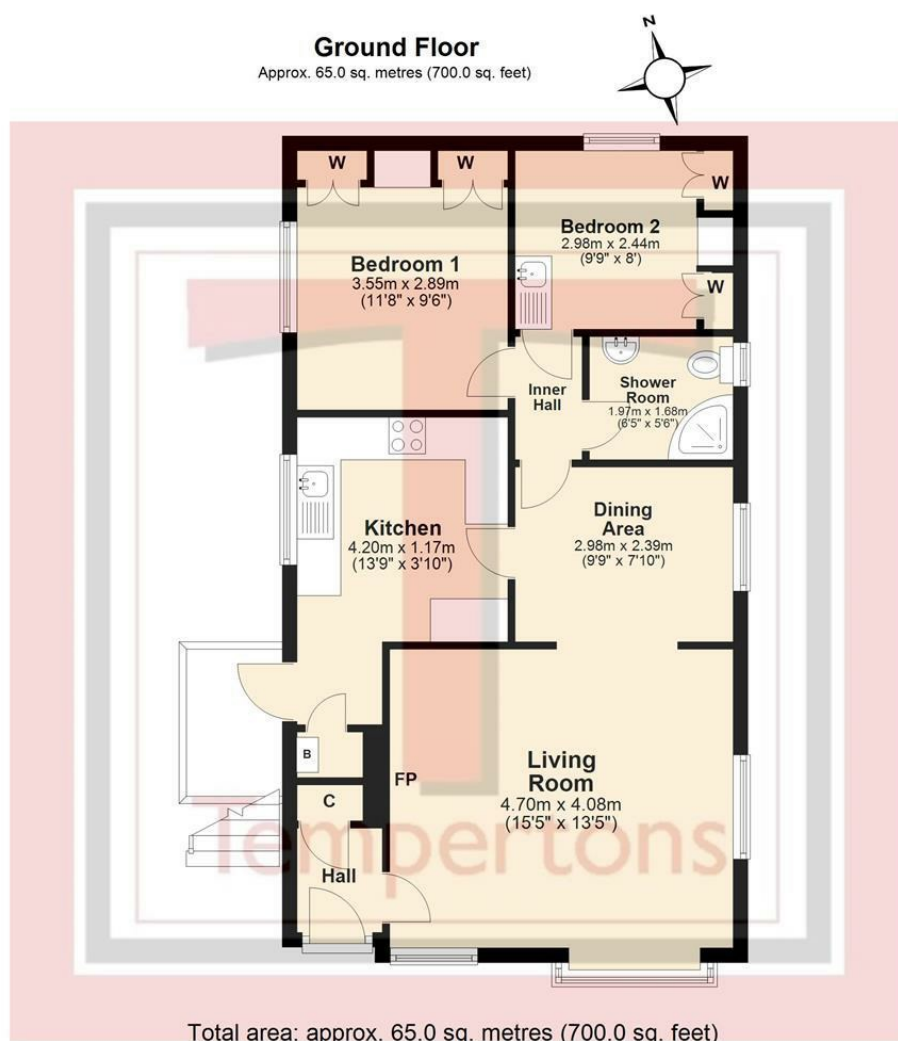
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Smart Search or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.





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.

12 A Kings Head Park, 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.