Tempertons

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23 Churchill Close, Newport, TF10 7GY
Offers In The Region Of £235,000

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The property is set out to include a good sized lounge, kitchen-diner, cloakroom / W.C. and useful store room. The first floor has been planned to three good sized bedrooms (the main bedroom having an en-suite) and a family bathroom. Externally, there are two off-road parking spaces on a tarmacadem drive and an integral garage, currently internally partitioned but could be returned to a garage at minimal cost. Gated side access leads to the enclosed landscaped rear garden.

The property forms part of a popular privately built modern residential development is positioned within walking distance of Newport town centre. There are highly regarded schools in Newport, all with good OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

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

Composite panelled entrance door into...

Entrance Porch
With radiator. Door to...

Lounge
16'1" x 10'3" (4.91 x 3.13)
A good sized room with front aspect uPVC double glazed window and radiator.

Inner Hall
Staircase to the first floor Landing and radiator. Door to...

Cloakroom / W.C.
Pedestal wash basin and low-level flush W.C.

Store Room
7'9" x 7'1" (2.37 x 2.18)
Rear section of the Garage.

Full-Width Kitchen-Diner
18'9" x 7'7" (5.74 x 2.32)
Base and wall mounted units comprising cupboards and drawers with worksurfaces above. Integrated electric oven with ceramic hob over and extractor hood above. Stainless steel wash basin with drainer and recess below for washing machine. Space for dishwasher and upright fridge-freezer. Gas central heating boiler. Rear aspect uPVC double glazed window and 'French' doors to rear garden. Radiator.

Staircase from the Inner Hall rise to the first floor Landing with store cupboard.

Main Bedroom
9'5" x 9'9" x 14'2" max (2.89 x 2.99 x 4.33 max)
Double bedroom with built-in wardrobe and two front aspect double glazed windows. Door to...

En-suite
Walk-in shower cubicle. White suite comprising low-level flush W.C. and pedestal wash basin. Front aspect uPVC double glazed window and radiator.

Second Bedroom
11'3" x 8'8" (3.43 x 2.65)
Double bedroom with rear aspect uPVC double glazed window and radiator.

Third Bedroom
9'10" x 7'10" (3.00 x 2.40)
Single bedroom with rear aspect uPVC double glazed window and radiator.

Bathroom
Being partially tiled with a panelled bath, pedestal wash basin and low-level flush W.C. Side aspect uPVC double glazed window and radiator.

Outside
Off-road parking for two cars to the front, leading to the integral single Garage with power and lighting (the rear section partitioned to provide a store area with connecting door to inner hall). Gated side access to the enclosed rear garden, finished to lawn and patio area. Outside tap.

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

EPC RATING: B (83)

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

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: Ground maintenance £120pa.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: We are advised that the property has not been subject to flooding in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any directly affecting the property.

COAL FIELDS/MINING: The property is not located in a known coal mining area.

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.

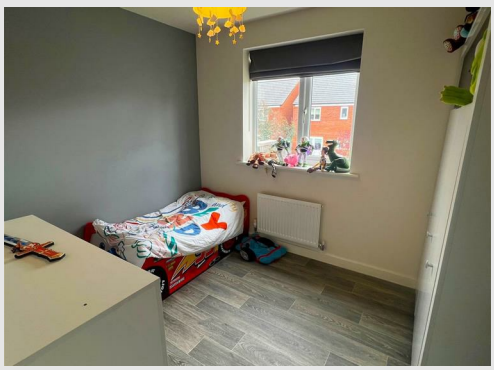
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

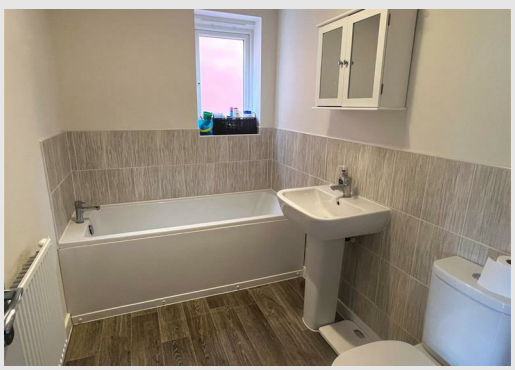
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

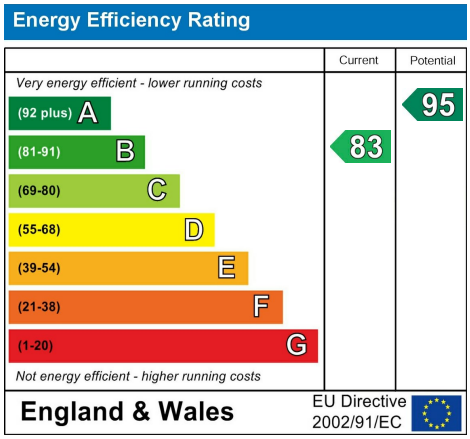
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

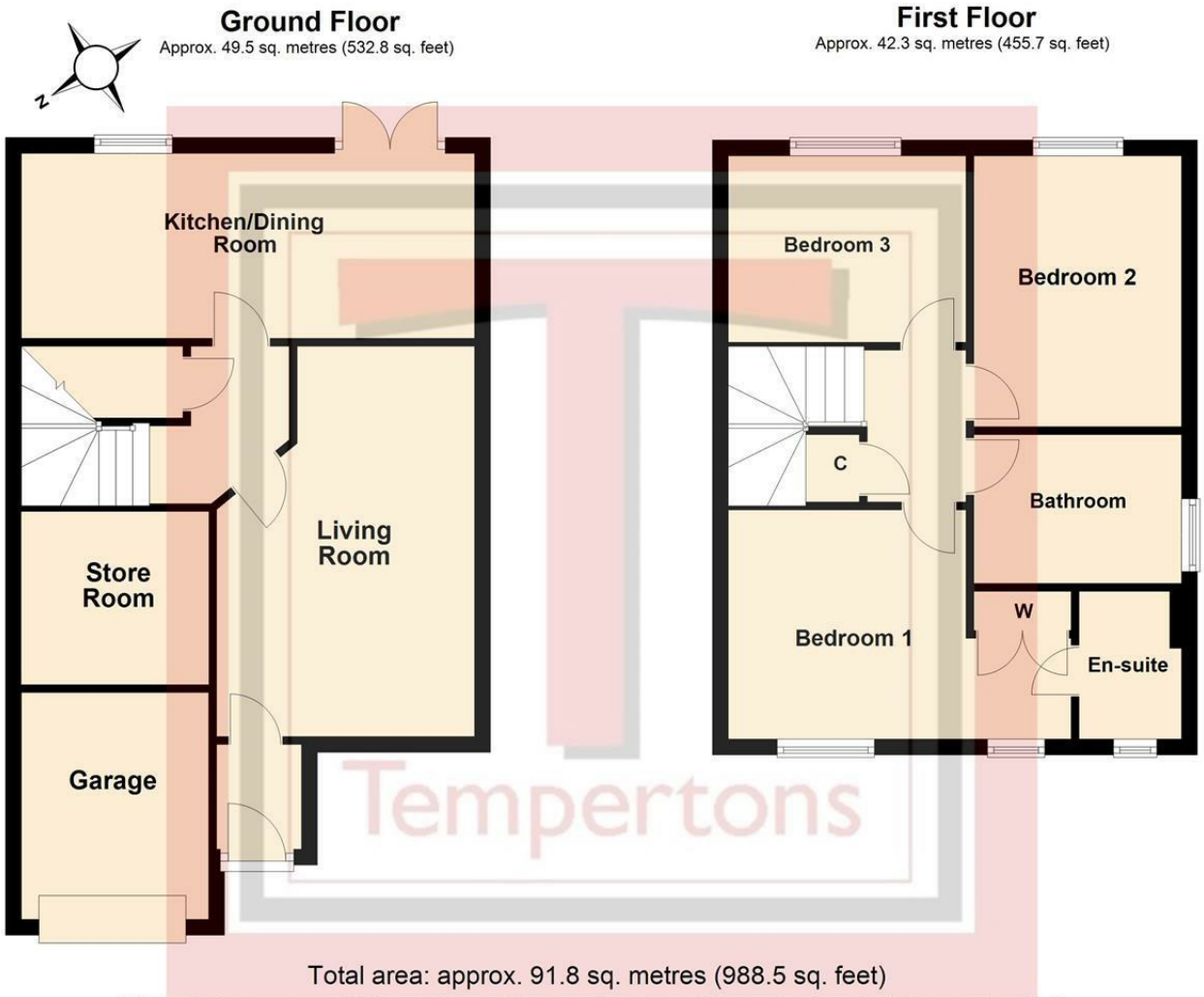
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.









Total area: approx. 91.8 sq. metres (988.5 sq. feet)

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.

23 Churchill 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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