



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



20 Ford Road, Newport, TF10 7TU
Offers In The Region Of £265,000

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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 and Wolverhampton.

No Upward Chain

No. 20 is a well presented two bedroom detached bungalow of brick and tile construction, located in a well established residential area of Newport, within easy access of all amenities. The property benefits from full uPVC double glazing and is gas centrally heated, having a refitted modern kitchen and shower room, good sized reception and detached garage.

The property is currently let to longstanding tenants and would suit investors looking for a regular income.

In more detail:-

PVC panelled front door into

Hallway

with built-in shelved storage cupboard housing central heating boiler. Tile effect flooring. Radiator and ceiling hatch to loft space.

Kitchen

8'8" (max) x 8'8" (2.66 (max) x 2.65)
having a range of modern cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complementary tiling. Inset stainless steel sink and drainer unit with double glazed front aspect window. Built-in oven and grill with separate 4 ring gas hob above and chimney style extractor cooker hood over Space and provision for washing machine and under counter fridge. Radiator.

Lounge/Dining Room

15'3" x 10'11" (4.67 x 3.33)
with double glazed front aspect bow window and radiator.

Bedroom One

11'3" x 10'11" (3.43 x 3.33)
having radiator and rear aspect double glazed window.

Bedroom Two

8'8" x 7'7" (2.65 x 2.32)
currently used as a dressing room with tiled effect flooring continued from the hallway. Built-in double width wardrobe. Radiator. Double glazed window and courtesy door opening to the rear garden.

Refitted Wet Room

6'6" x 6'0" (2.00 x 1.85)
being fully tiled with walk-in shower and Mira electric shower unit together with non-slip flooring. Wall mounted wash hand basin and close coupled W.C. Chrome faced ladder radiator. Double glazed window.

Outside

The property is approached off Ford Road over a full length paved driveway, providing ample off road parking. Enclosed front garden laid to shaped lawn and mature hedges. The driveway leads to a detached garage having up/over door. Power and light with a side door into a private rear garden enjoying a sunny aspect, having a neatly shaped lawns and pavings, pathway and small patio area.

Additional Information

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

EPC RATING: C (69)

TENURE: We are advised by the Vendor, that the property is held Freehold, subject to an existing Assured Short-hold Tenancy Agreement but vacant possession can be given if required.

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 (give details).

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

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that may have an impact on the property.

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: From Newport High Street, proceed South turning right into Wellington Road. Take the first turning right into Boughey Road and proceed along this road turning fourth left into Ford Road, where the property can be found on the right hand side.

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

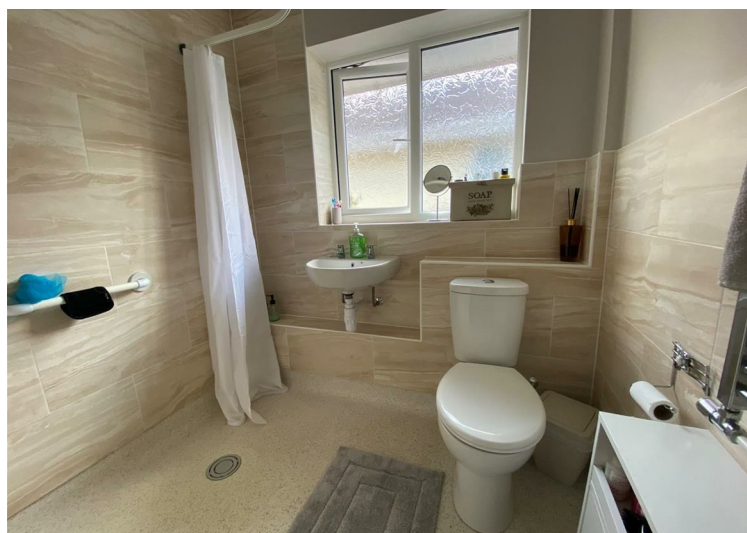
approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

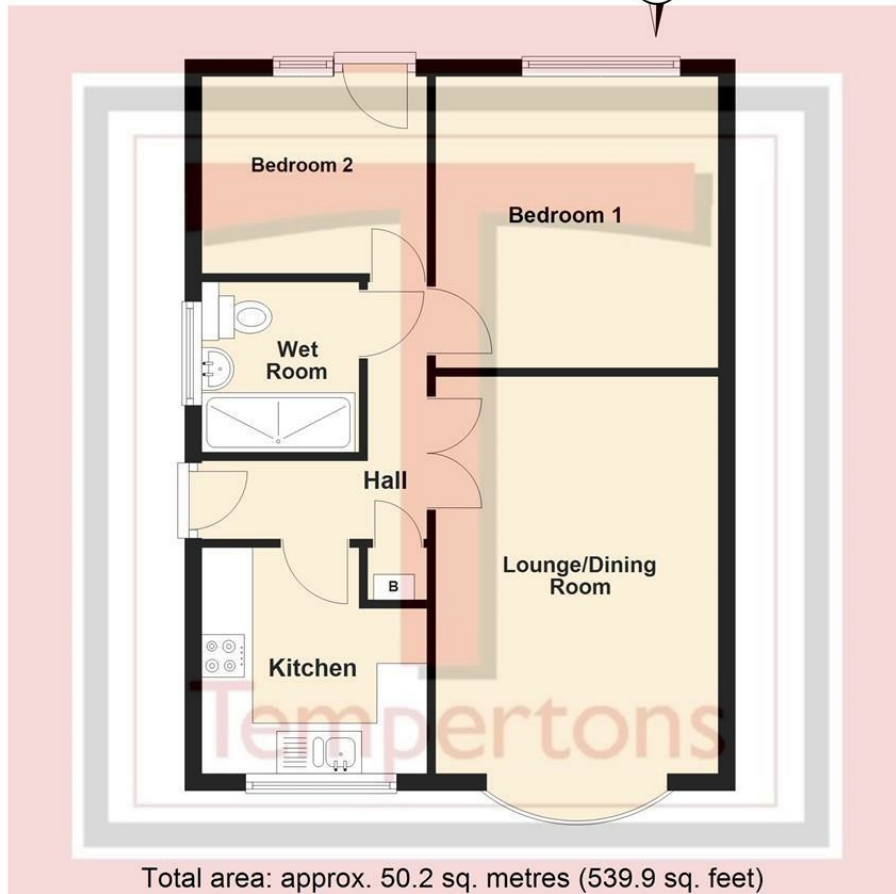
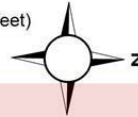




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



Total area: approx. 50.2 sq. metres (539.9 sq. feet)

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.

20 Ford Road, 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.