



**Estate Agents
Letting Agents
Surveyors & Valuers**

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34 Underhill Close, Newport, TF10 7EB

Offers In The Region Of £135,000



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Available with No Upward Chain

No. 34 is a one bedroomed "quarter style" end terraced house situated in a convenient location close to Newport town centre. The well presented accommodation benefits from PVC double glazing and gas central heating and would suit both investors and first time buyers alike.

Tiled recess Porch with integral bin store. uPVC panelled front door into

Open Plan Lounge/Kitchen

16'11" x 12'0" (5.17 x 3.68)
having front aspect double glazed window and radiator opening to a kitchen area with a range of base and wall mounted modern cabinets with contrasting work surfaces and complimentary wall tiling. Includes inset stainless steel sink and drainer unit. Stand alone Beko cooker with chimney style extractor hood above. Beko washing machine with under counter recess and plumbing provision. Space for refrigerator. Useful understairs storage.

Stairs from the Lounge rise to the first floor landing.

Landing

having access hatch to loftspace. Built-in storage cupboard housing the central heating combination boiler.

Bedroom One

12'2" x 9'0" (3.72 x 2.75)
having fitted shelved storage/wardrobe unit. Radiator and double glazed front aspect window.

Bathroom

with complete white suite comprising panelled bath having full height tiled surround and electric shower unit above. Pedestal wash hand basin. Low level close coupled W.C. Radiator and double glazed window with patterned glazing.

Outside

The property is approached over a slabbed path with well maintained lawned areas to the front leading from an allocated parking space in the residents parking area.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band A. (Currently £1,415.04 per annum)

EPC RATING: C (74)

TENURE: The property is currently held on a long leasehold interest but we are advised by the vendors that the property will be sold with the freehold interest and vacant possession upon completion. Estate charge (2025-2026) £444.49.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that 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 in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or permissions that would impact 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: Proceed from Newport High Street into Stafford Street. At the traffic lights turn right onto Audley Road, proceed to the end of the road and turn right at the T junction. Then turn next right into Underhill Close and right again into the car parking area 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 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.

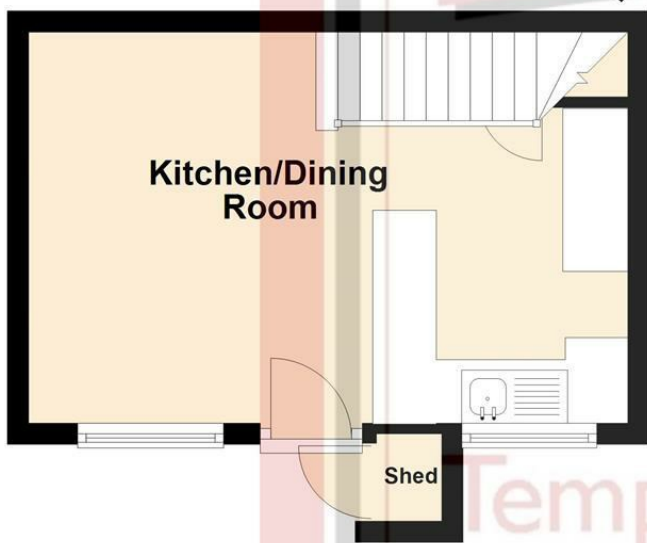




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

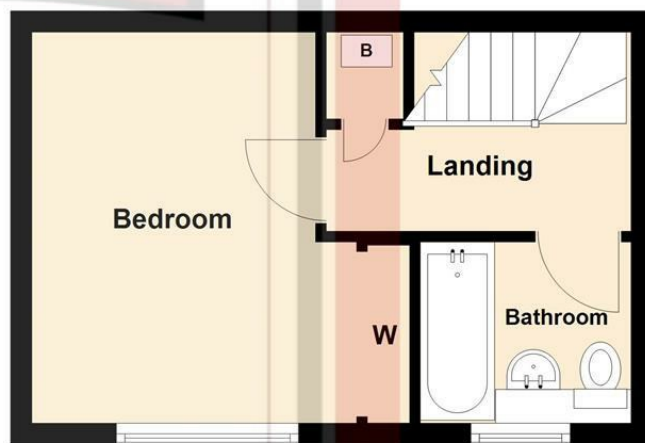
Ground Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



First Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 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.

34 Underhill 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.

