



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



33 Mentone Crescent, Edgmond, Newport, TF10 8HR
Offers In The Region Of £285,000

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Available with No Upward Chain

The property comprises a good sized detached bungalow of brick and tile construction, situated in a pleasant position within the ever popular residential village of Edgmond. Whilst the internal accommodation would benefit from some updating, it boasts a private position set in its own grounds with double glazing and gas central heating throughout.

The village of Edgmond benefits from many facilities and amenities including St Peter's primary school with its attached day nursery and after school clubs. There is also a Post Office within the village shop on the High Street and The Lamb pub/restaurant. The Telford and Wrekin maintained playing fields are adjacent to the property with cricket and football pitches set out. There is also a playground for young children behind the bowling club and a fenced multi-purposed games area next to the cricket pavilion. There is a church, St Peter's Church, and a well supported village hall.

The property in further detail:-

uPVC double glazed front door into

Entrance Hall

with panelled radiator and built-in cloaks cupboard. Glazed door into inner hallway having glazed screen and radiator.

Lounge

12'3" x 11'10" (3.75 x 3.62)

having large double glazed picture window and front aspect. Decorative fire surround and gas fire. Panelled radiator.

Dining Kitchen

13'7" x 11'5" (4.15 x 3.50)

with a range of white fronted cabinets comprising cupboards and drawers having contrasting work surfaces. Inset composite sink and drainer unit. Built-in Neff electric oven and grill and separate 4 ring gas hob with extractor cooker hood above. Ceramic tiled floor and double glazed rear aspect window. Built-in shelved cupboard housing central heating boiler.

Timber Framed Utility Room

having plumbing provision for washing machine. Double base cupboards and stainless steel sink unit. Gardeners's low level flush W.C. and external door to rear garden.

The inner hallway opens to a further hallway with access hatch to loft area. Radiator and shelved airing cupboard.

Bedroom One

13'2" x 10'9" (4.03 x 3.30)

with panelled radiator and double glazed front aspect window.

Bedroom Two

11'5" x 9'8" (3.50 x 2.95)

having rear aspect double glazed window. Radiator.

Bedroom Three

9'8" x 6'8" (2.95 x 2.05)

with radiator and side aspect double glazed window.

Bathroom

being fully tiled to half height including corner shaped bath and shower attachment. Pedestal wash hand basin. Low level W.C. Radiator and double glazed patterned window.

Outside

The property is approached off Mentone Crescent over a shared access driveway leading to a parking area for several vehicles and a semi-detached Garage (5.55m x 2.75m) having power and light. Electric roller shutter door.

The delightful gardens and grounds surround the property on all sides, having sunny aspects laid to shaped lawns enclosed by fences and mature hedges providing privacy. Timber shed and summerhouse. Outside tap.

Additional Information

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

EPC RATING: C (69)

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 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. The vendor is not aware of any mobile phone blackspots within the property. Broadband has not been connected at the property.

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 restriction affecting the property. The property owner is expected to contribute towards the maintenance of the driveway.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planning permissions or consents that would impact the property.

COAL FIELDS/MINING: The vendor has confirmed that there have not been any mining related issues at the property.

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

DIRECTIONS: Proceed from Newport High Street towards Lower Bar, over the mini roundabout by the Shell garage. At the next roundabout turn left onto Shrewsbury Road towards Edgmond. Take the second left turn onto Chetwynd Road and then right into Mentone Crescent. At the head of the cul-de-sac the property can be found on the left 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.

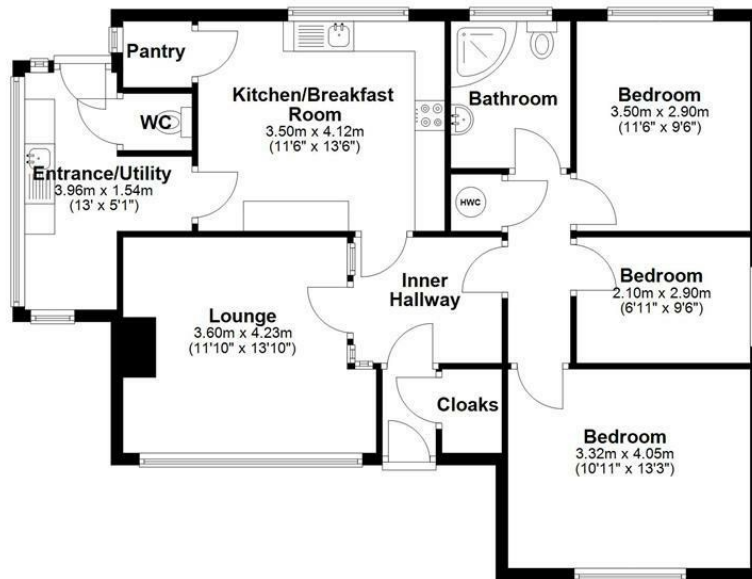
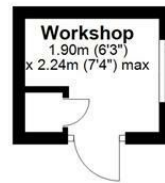




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
Approx. 109.8 sq. metres (1182.2 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

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.